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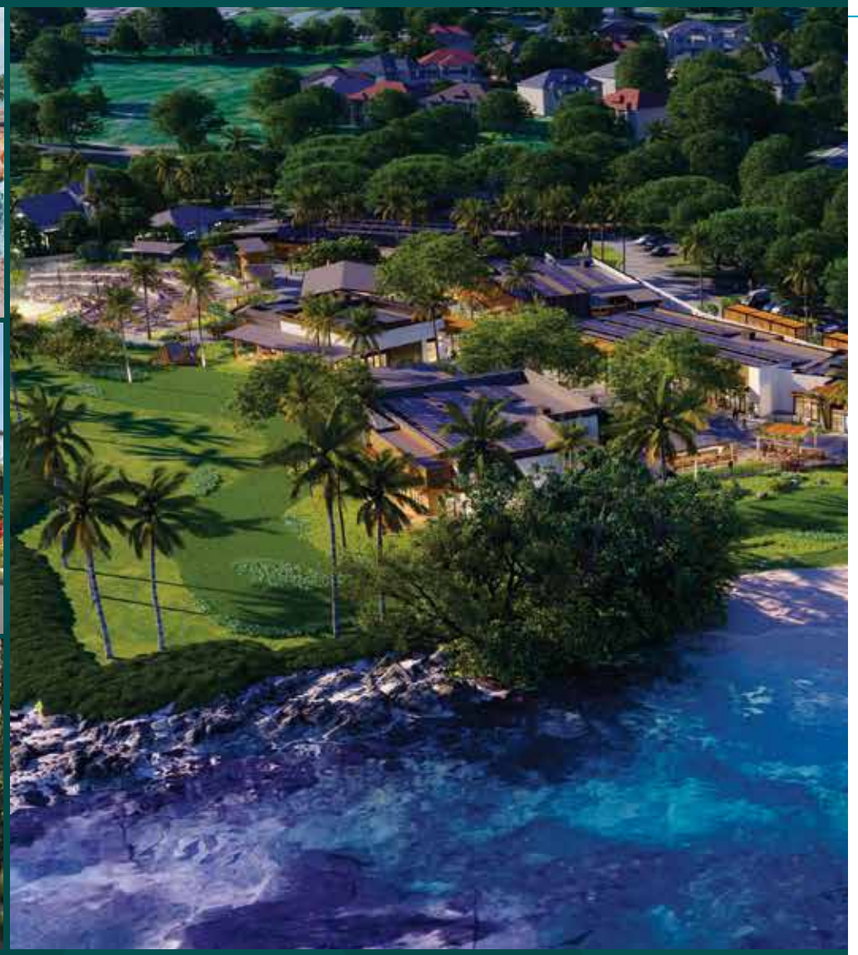
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Top Left: Ground blessing for Waianiani at The Cove, a new oceanfront destination presented by Cove Campbell Kobayashi, a joint venture led by James Campbell Company in partnership with BlackSand Capital and Kobayashi Group. Middle: Photo of The Element, a Class A garden-style apartment community in ‘Ewa Beach acquired by James Campbell Company in June 2026. Bottom: Rendering of Nāliko, a 300-unit apartment community under development in Kapolei and scheduled for completion in late 2027. Right: Rendering of Waianiani at The Cove in Kapolei.

LETTER FROM KEVIN PENN



In this year’s issue of *Kapolei Magazine*, we celebrate the milestones that have helped shape West O‘ahu into the thriving community it is today. From longtime institutions serving generations of residents to new developments creating opportunities for the future, these anniversaries remind us of the people, partnerships, and investments that continue to move the west side forward.

Our cover story highlights several organizations, including Kapolei High School’s 25 years of educating future leaders, The Queen’s Medical Center – West O‘ahu’s 15 years of expanding access to healthcare, and Ko Olina Marina’s 25 years as a destination for residents and visitors alike. We recognize Aloun Farms; Aulani, A Disney Resort & Spa; Four Seasons Resort O‘ahu at Ko Olina; The Salvation Army Kroc Center Hawai‘i; the University of Hawai‘i–West O‘ahu; Kapolei Shopping Center; and many others. Together, these community anchors make West O‘ahu the vibrant place it is today.

Healthcare continues to be a major focus, with new investments bringing more care and career opportunities closer to home. The Queen’s Medical Center – West O‘ahu is expanding specialized services for patients. Meanwhile Wai‘anae Coast Comprehensive Health Center is strengthening access through its Waipahu Family Health Center, marking a decade of school-based healthcare. Looking ahead, new workforce programs such as Wai‘anae High School’s Healthcare Learning Lab and Hawai‘i Pacific Health’s Academy for Healthcare Innovation are preparing the next generation of healthcare professionals.

Education remains at the heart of our community’s future. As UH West O‘ahu celebrates another chapter of growth and Leeward Community College continues to connect students with in-demand careers and lifelong learning opportunities, our area schools and workforce partners across the region are creating new pathways for students to build meaningful careers right here in Hawai‘i.

West O‘ahu’s transformation is also happening through thoughtful developments and infrastructure improvements. Projects such as Nāliko, Waianiani at The Cove, Kapolei Harborside, the Kalaeloa Barbers Point Harbor Access Road, and the Kapolei Interchange are helping create the homes, businesses, and connections needed for a growing community.

We hope you enjoy this issue. Join us in celebrating the people and progress that make West O‘ahu a special place to live, work, and thrive.

Kevin Penn
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ON THE COVER:
From left, Kellie Brack, T&C Surf Designs; Ray Bautista, Ka Makana Ali‘i; and Megan Tabaranza, Macy’s. All three have been part of Ka Makana Ali‘i since it opened in 2016.
PHOTO COURTESY OF KA MAKANA ALI’I



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CELEBRATING MILESTONES

West O‘ahu has changed dramatically over the past few decades. What began as a mix of sugar cane fields and rural communities has evolved into one of the state’s fastest-growing regions. Along the way, businesses, schools, health centers, farms, resorts, and community institutions have grown alongside the people who live on the west side. Some have been here for generations; others are reaching their first major milestones.

Together, these organizations tell a story of perseverance, growth, and community. In this special section, we celebrate significant anniversaries of the places that have become woven into the fabric of West O‘ahu. Join us in honoring the people and memories behind their journeys while we look ahead to the chapters yet to come.

KA MAKANA ALI‘I: 10 YEARS AT HEART OF WEST O‘AHU

When Ka Makana Ali‘i opened in 2016, it was the first regional shopping center built on O‘ahu in more than 30 years. The new development brought a new mix of shopping, dining, entertainment, and gathering spaces to West O‘ahu’s rapidly flourishing population.

Over the years, this open-air destination has evolved alongside Kapolei itself. Ka Makana Ali‘i today welcomes close to 9.2 million visits annually, is 98.2% occupied with 119 tenants, and has increased its trade area from roughly five miles to 15 miles. The center draws shoppers from across the island while staying connected in West O‘ahu, and has generated more than 8,000 direct and indirect jobs for the region.

Named “The Royal Gift” in honor of Prince Jonah Kūhiō Kalaniana‘ole, whose legacy lives on through the Hawaiian Homes Commission Act, Ka Makana Ali‘i has become a place where commerce and community intersect. Partnerships with the Department of Hawaiian Home Lands, civic clubs, and many different cultural organizations support Native Hawaiian programs statewide, while regular festivals, concerts, and popular events such as West Fest and Poke Fest draw crowds year-round.

“We want to deepen [Ka Makana Ali‘i’s] role as the premier gathering place in West and Central O‘ahu,” says Kelly Kauinana, senior marketing manager at Ka Makana Ali‘i. “That means more community programming, more opportunities for connection, and more reasons for families and friends to come together and create lasting memories here.”

The center has also proven itself a strong launchpad for many local entrepreneurs. Businesses including No‘eau Designers, Moani Island Bistro & Bar, Ocean Creations, and Hawai‘i’s Finest opened or expanded at Ka Makana Ali‘i before growing to additional locations.

While some of the original tenants, such as Macy’s, H&M, California Pizza Kitchen, T&C Surf Designs, Five Guys, and Jeans Warehouse, remain fixtures a decade later, Ka Makana Ali‘i continues to evolve with new retail, dining, wellness, and entertainment offerings that reflect the community. The goal is “striking the right balance between sought-after national brands and the local businesses that give Ka Makana Ali‘i its authentic island character,” Kauinana says.

“Our hope is that the center stands the test of time … not just for another decade, but for many generations to come,” says Kauinana. “We’re honored to be part of O‘ahu’s growth story, and we’re excited to continue writing new chapters alongside the people who call this place home.”





On the left (P2): The grand opening and blessing of Ka Makana Ali‘i, October 2016.
PHOTOS COURTESY OF KA MAKANA ALI‘I

10th ANNIVERSARY

A Decade of Hospitality at Four Seasons Resort O‘ahu at Ko Olina

Over the past 10 years, Four Seasons Resort O‘ahu at Ko Olina has become a familiar presence along the Leeward coastline and a defining part of West O‘ahu’s hospitality landscape. This milestone offers an opportunity to reflect on a decade of growth shaped by exceptional service, authenticity, and the people who have helped bring the property to life.

From the team members who helped open the resort in 2016 to the employees, cultural practitioners, and community partners who continue to shape this luxury destination today, it’s a legacy built on relationships. These connections have helped create a guest experience that celebrates the natural beauty of Ko Olina and the traditions of Hawai‘i.

Looking ahead, Four Seasons Resort O‘ahu at Ko Olina remains focused on honoring the past while continuing to grow alongside their West O‘ahu neighbors.



PHOTO COURTESY OF: FOUR SEASONS RESORT O’AHU AT KO OLINA

15th ANNIVERSARY

Sharing the Spirit of Hawai‘i with 15 Years of Aulani



PHOTO COURTESY OF AULANI, A DISNEY RESORT & SPA

Aulani, A Disney Resort & Spa has sought to celebrate Hawai‘i culture and stories (with a touch of Disney magic) since opening in 2011. The resort has since become one of West O‘ahu’s largest employers, with upwards of 1,700 Cast Members, including more than 260 who have been part of the Aulani ‘ohana since its opening 15 years ago.

Creating a cultural connection remains at the heart of the experience, from the ‘Ōlelo Room’s celebration of Hawaiian language to the 31 Cast Members who speak ‘ōlelo Hawai‘i and share the Hawaiian language with guests. Aulani also invests in the community, having donated more than $1.1 million to Kapi‘olani Medical Center for Women & Children since 2011 and helping grant 2,000-plus wishes through Make-A-Wish Hawai‘i.

15th ANNIVERSARY

15 Years of Community at The Salvation Army Kroc Center Hawai‘i

Much of West O‘ahu was still taking shape when The Salvation Army Kroc Center Hawai‘i opened on Kualaka‘i Parkway in 2012. Built through a $110 million gift from philanthropist Joan Kroc’s estate along with nearly $23 million in local support, the 200,000-square-foot campus was designed to bring arts, athletics, aquatics, education, worship, and community services together under a single roof. More than 1,500 people signed up for members before the facility even opened, representing the community’s excitement for the new center.

Now, 15 years later, many of the keiki who first attended preschool or recreation programs have returned as young adults, a testament to the relationships and sense of belonging that The Salvation Army Kroc Center Hawai‘i continues to foster for West O‘ahu families regardless of income.



PHOTO COURTESY OF: THE SALVATION ARMY KROC CENTER HAWAI‘I

25th ANNIVERSARY

25 Years of Building Hurricane Pride

Since opening its doors in 2000, Kapolei High School has grown from a newly established campus into a cornerstone of the Kapolei community. Generations of students now carry forward the traditions and values that define the Hurricane family.

“This is about more than just commemorating our past,” says educator Vela Helenihi. “A quarter century later, we celebrate the people who have made Kapolei High School what it is today and the bright future ahead.”

At the school’s 25th anniversary festivities last year, past and present staff and students—including local entertainers and Kapolei High alum Kala‘e Parish and Dillon Pakele—honored that journey by reflecting on the legacy established by founding principal Alvin Nagasako. For the Hurricanes who have walked the school’s halls over the past 25 years, this milestone represents the friendships, achievements, and memories that will connect Kapolei High grads forever.



The 25th Anniversary Celebration was held May 15, 2026. Left to Right: Joyce Amina-Akau, Jana Manabat, Daryl Nadela, Ashley Ono, Tauvela Helenihi, Rep. Darius Kila, Shari Nohara, Principal Wesley Shinkawa, Moani Nahulu-Mahelona, Llsiate Heimuli.
PHOTO COURTESY OF NĀ HOA O KAPŌLEI HIGH SCHOOL

30th ANNIVERSARY

The Wai‘anae Coast Comprehensive Health Center’s Waipahu Family Health Center at 30

For 30 years, Wai‘anae Coast Comprehensive Health Center’s Waipahu Family Health Center, located inside the Filipino Community Center (near the former O‘ahu Sugar Mill), has provided quality healthcare to local residents and families.

In addition to the services that WCCHC has long provided in Waipahu—such as pediatrics, women’s health, behavioral health, nutrition and weight management, case management, and more—the inclusion of Family Medicine this past December has broadened the clinic’s ability to care for the entire ‘ohana by providing family medicine and dental varnish. Same-day appointments and multilingual support also help make care more accessible for the diverse communities that call this area home.

WCCHC’s roots in Waipahu date back nearly 30 years, when the health center first assumed operation of the State of Hawai‘i’s Rural O‘ahu Family Planning Clinic at the Waipahu Civic Center. A few years later, the clinic relocated to the Filipino Community Center when it first opened, where it operates today.



PHOTO COURTESY OF: WCCHC

35th ANNIVERSARY

Kapolei Shopping Center and Safeway Celebrate 35 Years

Before Kapolei became the thriving community it is today, Kapolei Shopping Center helped lay an important foundation for West O‘ahu’s growth. The center welcomed its first tenant, Safeway Kapolei, in late 1992, marking the first retail opening in the City of Kapolei. At the time, this Safeway store was the largest in Hawai‘i.

Kapolei Shopping Center’s grand opening was in October 1993 with 27 tenants and a “Spooktacular Halloween” event, a tradition that would become one of the many ways the center connected with local families over the decades. Plus free Santa Saturday events, Lunar New Year celebrations with lion dancers, Mother’s Day flower giveaways, and countless other festivities that helped make the center more than just a place to shop.

Nine of the original 27 opening tenants—including Safeway, Longs Drugs, The Cookie Corner, and others—remain part of the center today. As Kapolei continues to grow, Kapolei Shopping Center still serves as a neighborhood hub and gathering place.



PHOTO COURTESY OF: JAMES CAMPBELL COMPANY

50th ANNIVERSARY

Aloun Farms: 50 Years of Growing for Hawai‘i



PHOTO COURTESY OF: ALOUN FARMS

For half a century, Aloun Farms has been a key part of Hawai‘i’s agricultural industry, growing fresh produce while helping bolster the state’s local food supply. Founded in 1977, this family-owned operation has weathered changing markets, evolving agricultural practices, and the many challenges facing local farming. Through it all, the farm remained committed to providing fresh, locally grown food for communities statewide.

As Aloun Farms celebrates its 50th anniversary, this milestone reflects longevity in the generations of employees, customers, and community partners that have helped shape a strong legacy. Today, Aloun Farms remains focused on growing fresh produce with the same care, integrity, and mālama ‘āina that have guided the farm since the beginning.

Celebrating 10 VIBRANT YEARS







A Decade of Memories

For ten years, Ka Makana Ali‘i has been where West O‘ahu comes together—a place for memorable meals, unforgettable shopping, live entertainment, and everyday moments with the people you love. Mahalo for making us part of your story over the past decade. Here’s to the memories we’ve shared and many more to come.

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Ka Makana Ali‘i

KaMakanaAlii.com

Shop, Dine, Play, and Stay

50th ANNIVERSARY

50 Years of UH West O‘ahu, 15 Years in Kapolei



PHOTO COURTESY OF: UH WEST O‘AHU

What began in 1976 as West O‘ahu College, with 75 students taking evening classes at three high schools, has grown into a four-year university for West O‘ahu. This year marks 50 years since the college began serving students in the region, and 15 years since UH West O‘ahu moved into its permanent home in Kapolei.

The college operated from portable buildings next to Leeward Community College for nearly three decades before finally breaking ground on its long-awaited Kapolei location in 2010. The campus welcomed students in August 2012 with classrooms, laboratories, a library, student services, gathering spaces, and room to grow.

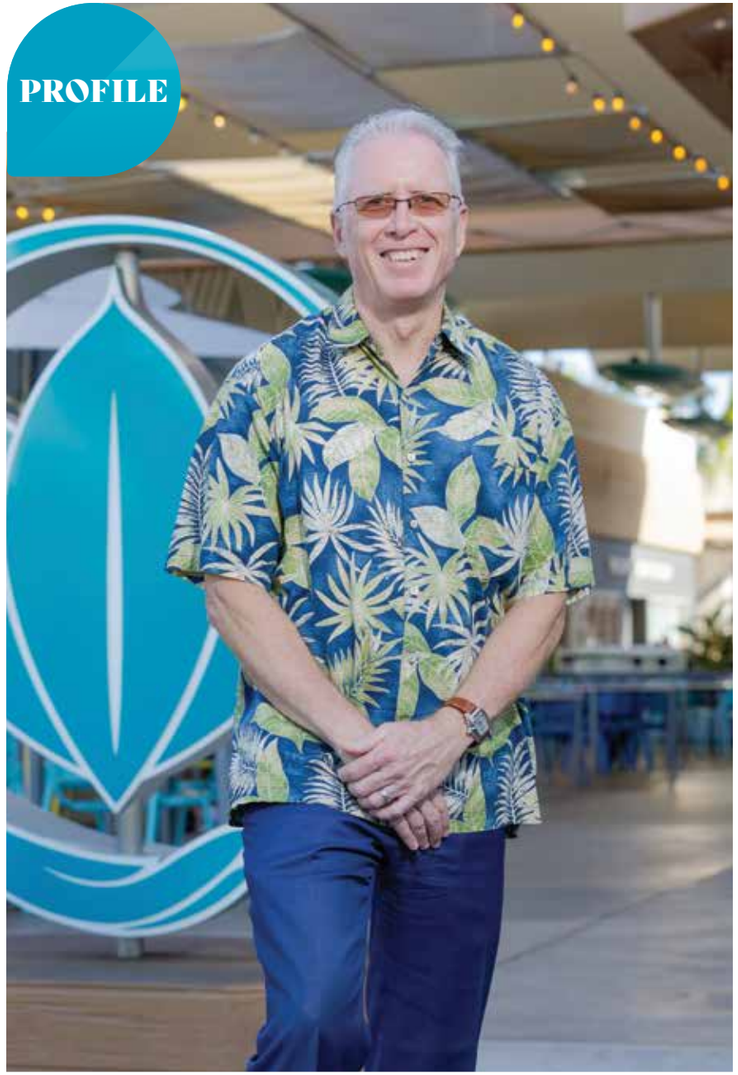
UH West O‘ahu has since focused on responding to the needs of the communities it serves by developing programs in areas such as education, healthcare, business, creative media, and technology. Fifty years after those first classes, the university today continues to play a key role in preparing West O‘ahu’s next generation of learners, leaders, entrepreneurs, and professionals.

WHERE RETAIL MEETS COMMUNITY

PROFILE

SCOTT CREEL

Senior General Manager
Ka Makana Ali‘i



Ask Scott Creel what has kept him passionate about retail for nearly 40 years and he’ll tell you a simple truth: “The one thing that’s constant in retail is change.”

Creel would know; he’s spent his entire professional career in the industry, beginning in Houston, Texas, and later working in Memphis, Northern California, Dallas, and Hawai‘i. Along the way, he’s worked with a variety of shopping centers, including Ala Moana Center, where he spent a decade.

After the pandemic, Creel made the move from marketing into shopping center management. Today he’s senior general manager of Ka Makana Ali‘i, where he sees an opportunity to help shape a property—and a community—that has changed considerably since the center opened ten years ago.

“We’re home to some amazing national tenants,” Creel says, “but we’re also proud to be home to some exceptional local tenants. Many got their start here and have since expanded their businesses.”

Creel recognizes that becoming part of the community requires more than just a good mix of stores. Ka Makana Ali‘i also hosts events and makes space available for local organizations and important causes.

“We host Association of Hawaiian Civic Clubs’ annual Prince Kūhiō Parade, Special Olympics Hawai‘i’s annual Coca-Cola truck pull to benefit local athletes, Frolic’s Poke Fest, and we often have hula halau and community groups that perform in Center Court,” says Creel.

> “Many of our team have been here since day one ... This is their property, I’m coming in as kind of the newcomer and really learning from them...

Looking ahead to the next 10 years, Creel sees Ka Makana Ali‘i as part of the evolution of West O‘ahu. He also sees an opportunity to build on the foundation created by the team that has been there from the beginning.

“Many of our team have been here since day one ... This is their property,” Creel says. “I’m coming in as kind of the newcomer and really learning from them and understanding their passion, which in turn makes me more passionate about what I’m doing.”

EDUCATION AND WORKFORCE DEVELOPMENT

Education Education and workforce development go hand in hand across West O‘ahu. Here, schools, employers, and community organizations are creating new pathways to meaningful careers by making training more accessible than ever.

Wai‘anae High School’s innovative Health Learning Lab and the Academy for Healthcare Innovation are helping build the next generation of healthcare professionals. Meanwhile Wai‘anae Coast Comprehensive Health Center is expanding training opportunities for future EMTs.

TWO CAMPUSES, ONE SHARED FUTURE



PHOTO COURTESY OF: UH WEST O‘AHU

For more than five decades, Leeward Community College and the University of Hawai‘i–West O‘ahu have expanded access to higher education across the west side. These campuses have created opportunities that range from early college experiences and career training to bachelor’s degrees and specialized workforce preparation. They’re also physically connected by Skyline, with Hālaulani and Keone‘ae stations serving Leeward CC and UH West O‘ahu, respectively.

Both institutions entered a new chapter this year as UH West O‘ahu celebrates its 50th anniversary and Leeward CC marks 58 years of serving students. These milestones come as Carlos Peñaloza—Leeward CC’s chancellor since 2019—began serving as interim chancellor this past January.

His goal? Finding new ways for these campuses to better align their strengths while maintaining their unique missions. “Both colleges have been trailblazers in online learning and early college programs,” Peñaloza says, “and together, we can become a model for 21st-century education.”

LEEWARD COMMUNITY COLLEGE: BUILDING EARLY PATHWAYS

For many students, the pathway to higher education begins even before they graduate from high school. Leeward CC has become an Early College leader, serving more than 1,700 students through partnerships with 14 O‘ahu high schools in the 2025 academic year. Through programs such as Running Start and Jump Start, high school students can take college courses (while earning college credit) as they complete graduation requirements, explore career fields, and create pathways towards degrees and certificates.

Many of Leeward CC’s workforce training opportunities are designed around high-demand industries. For instance, Leeward CC’s Mechatronics program prepares students for careers involving robotics, automation, and systems integration, equipping grads with skills sought in manufacturing, transportation (like Skyline rail technicians), and other technical fields.

Leeward CC has also helped reduce the financial barriers that can prevent students from completing their education. Through Open Educational Resources (OER), the college reports that students have saved upwards of $6.3 million in textbook costs since 2016. Today, 58% of Leeward CC courses offer no-cost textbooks.

UH WEST O‘AHU: PREPARING GRADUATES FOR THE WORKFORCE

As students advance into bachelor’s degree programs and professional fields, UH West O‘ahu focuses on preparing graduates for careers that serve the region and beyond. Since 2017, the school has awarded more than 5,000 bachelor’s degrees, with 79% of grads employed one year after graduation.

One example of the university’s focus on workforce is its cybersecurity program, where students gain experience applying technical skills to real-world challenges. In 2026, UH West O‘ahu ranked third nationally in the Cyber Power Rankings through the National Cyber League competition, which included more than 7,500 students from 670 high schools and colleges across 49 states.

The competition challenged students with different scenarios involving cybersecurity tasks such as analyzing forensic information, identifying threats, and testing vulnerable systems. “[The National Cyber League] teaches you the skills you can’t always pick up in the classroom,” says UH West O‘ahu student Sean Belisle. “You need to use your academic knowledge and combine it with logic and problem solving skills to find answers.”

Since 2023, the annual Kūkulu Networking Event brings together students and industry pros for conversations about careers, mentorship, and opportunities in fields including cybersecurity, accounting, finance, hospitality, marketing, and IT.

“Kūkulu’s about making connections and giving students opportunities to ask questions to professionals,” says business administration student James Smith. “Students … should be open to talking to professionals and asking them questions. That’s all you really have to do to build those connections.”

Meanwhile, through the school’s Sustainable Community Food Systems program, UH West O‘ahu faculty are helping address Hawai‘i’s food security challenges. Associate Professor Albie Miles, co-director of the UH Ke Ō Mau Center for Sustainable Island Food Systems, recently led research exploring how food systems can better prepare for climate-related disasters, pandemics, and other disruptions.

As UH West O‘ahu and Leeward CC celebrate anniversaries, both campuses are evolving alongside the communities they serve.

UH WEST O‘AHU
NATIONALLY RANKED IN CYBERSECURITY
The University of Hawai‘i–West O‘ahu ranks 3rd nationally in the Cyber Power Rankings®. This from the efforts of three top UH West O‘ahu teams and dozens of students who competed in the National Cyber League (NCL) spring 2026 cybersecurity competition, which drew over 7,500 students from 670 high schools and colleges throughout 49 states in the U.S.
Come learn from a program that competes — and wins.


University of Hawai‘i West O‘ahu
Ke Kulanui o Hawai‘i–O‘ahu Komohana
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FIFTY YEARS 1976-2026

A CLASSROOM FOR CARE

At first glance, the exam room, patient bays, phlebotomy station, and medical equipment don't look out of place in a new clinic. But this isn't a hospital.

Actually, it's Hawai'i's first public high school Health Learning Lab, a new facility at Wai'anae High School designed to give students hands-on experience in healthcare before they graduate. Inside this roughly 3,200-square-foot lab, healthcare education goes from being a subject that students read about in textbooks into something they can actually practice.

"Walking into the space for the first time … it didn't feel like a typical classroom," says Kira Ortiz, a junior at Wai'anae High. "It felt like a place where we can actually step into what real patient care looks like."

The lab is part of 'Aulama I Ke Ola, a statewide initiative aimed at building a much-needed pipeline of local healthcare workers. This is no small goal. Hawai'i continues to face nearly 4,700 unfilled healthcare positions statewide, including more than 1,700 entry-level roles.

At Wai'anae High, students can prepare now for careers such as patient service representatives, certified nurse aides, medical assistants, and phlebotomists through programs offered in partnership with the Healthcare Association of Hawaii. For senior Kaomi Chase, the difference is already noticeable.

"This space is a big difference for everyone. Being here lets me practice better and gives me more confidence," Chase says. "With [the Health Learning Lab], it's like my dream is coming true to pursue healthcare."

Funded by organizations including First Hawaiian Bank Foundation, G70, HMSA, Harold K.L. Castle Foundation, Kaiser Permanente, UHA Health Insurance, UnitedHealthcare Community Plan of Hawaii, and the State of Hawai'i, Wai'anae High's lab is the first of a planned statewide network, with additional facilities already being pursued at other public schools.





Hawai'i's first 'Aulama I Ke Ola Health Learning Lab at Wai'anae H.S. opened on April 1, 2026 and includes patient bays, a phlebotomy station and medical equipment for hands-on experience.
PHOTOS COURTESY OF HEALTHCARE ASSOC. OF HAWAI'I (HAH)

> **"It's inspiring to meet students at Wai'anae High School who are preparing for careers that will strengthen our healthcare delivery system and create meaningful, fulfilling work for the next generation."**
> — GOVERNOR JOSH GREEN M.D.

"As a physician and governor, I know firsthand how valuable it is to invest in our local health care workforce," says Governor Josh Green. "It's inspiring to meet students at Wai'anae High School who are preparing for careers that will strengthen our healthcare delivery system and create meaningful, fulfilling work for the next generation."

OPENING DOORS TO HEALTHCARE CAREERS

Shortages in the healthcare industry remain a challenge in Hawai'i. However, one program designed to strengthen the workforce pipeline is already gaining traction.

Since launching in the summer of 2025 in partnership with Hawai'i Pacific Health, the Academy for Healthcare Innovation (AHI) graduated nearly 60 students across its certificate programs in its first year, each with a pathway into a healthcare career with better wages than their current job. Demand has grown, with 45 students beginning training in June 2026 alone.

"As a unique program in Hawai'i, AHI was meant to be nimble—to respond and adapt quickly," says Bridget Lai, RN, executive director of AHI. "We spent our first year exploring and refining how best we can support both the needs of our students and local employers."

That refinement has taken several forms. For one, the academy has more than tripled its number of externship sites, expanding to more than 20 healthcare locations throughout O'ahu, including specialty clinics, surgical centers, and home health providers. This year, AHI offered a nurse aide class at Kamehameha Schools' Kalaniho'okahā Community Learning Center in Nānākuli, where that cohort graduated in June.

"When we were launching, I was calling places across O'ahu to ask if our students could work there as part of their training," Lai says. "Now we actually have physicians calling us and saying, 'Could your students come and do their externship here?'"

Lessons from the first year have also shaped AHI's curriculum. Nurse aides-in-training now use virtual simulation software to practice skills such as catheter care and blood glucose testing before applying them during in-person labs. Surgical technologist students spend more time developing hands-on skills by completing additional lab training where they apply what they are learning online.





Above: The first cohort of nurse aides graduated June 2026 at Kamehameha Schools' Kalaniho'okahā Community Center in Nānākuli.

Right: Nurse Aides from the Nānākuli cohort practice taking vitals.
PHOTOS COURTESY OF ACADEMY FOR HEALTHCARE INNOVATION (AHI)

Financial accessibility has expanded too. Alongside continuing employer-sponsored tuition assistance, AHI is now an approved training provider under the federal Workforce Innovation and Opportunity Act, which makes qualified students eligible for up to $10,000 in tuition support. AHI's student body reflects its mission of expanding access to career opportunities: During the program's first year, 91% of students identified as minorities, with 35% identifying as Native Hawaiian or Pacific Islander.

The academy's impact goes beyond the numbers. For Kryssia Taamai-Fononga, a recent nurse aide program graduate from Wai'anae, completing AHI's nurse aide program meant turning a desire to help others into a career. The coursework wasn't easy, but AHI Clinical Education Program Manager Alysha Ladiero "pushed, encouraged, and motivated her to finish," Lai says. Taamai-Fononga now plans to work as a certified nursing assistant in her own community.

Another graduate had long wanted to work directly with patients but didn't think it was possible while working in the supply department at a local medical center. "AHI gave him an opportunity; he completed the program and now works as a nurse aide in the Observation Unit and is considering applying for nursing school," Lai says.

TRAINING THE NEXT GENERATION OF WEST O‘AHU FIRST RESPONDERS

For years, becoming an emergency medical technician usually meant a long daily drive from West O‘ahu into Honolulu before any real work could even begin. That commute (plus the cost and time that came with it) often put this career path out of reach for many aspiring healthcare workers on the Leeward coast.

A new Emergency Medical Technician training program at Wai‘anae Coast Comprehensive Health Center is changing things by bringing EMT education directly to the west side. Thanks to a new partnership between WCCHC and the City and County of Honolulu Emergency Medical Services launched earlier this year, the five-month Leeward Coast EMT Academy recently welcomed its first cohort of 10 graduates, all residents of Leeward O‘ahu.

“So many programs require training to get into health care. You have to go all the way to town,” said WCCHC President and CEO Rich Bettini at the academy’s launch. “As one of the largest employers on the west side, we employ over 700 people and want to make sure most of those jobs go to those in the community.”

Inside WCCHC’s newly renovated training space, recruits learn essential EMT skills, including CPR and trauma wound care, patient assessment, monitoring blood pressure and oxygen levels, IV therapy, and responding to medical emergencies. Students gained additional experience caring for patients in real-world settings through ridealongs with Honolulu EMS crews, clinical rotations in WCCHC’s Emergency Department, and other hospital emergency rooms across O‘ahu.

Unlike many workforce training programs, the academy follows a “earn while you learn” model: Recruits are hired by Honolulu EMS as they complete their training, allowing participants to receive a paycheck and benefits as they work toward becoming licensed Emergency Medical Technician-Basics (EMT-Bs).





The Leeward Coast EMT Academy’s first cohort trains at Wai‘anae Coast Comprehensive Health Center. Through the earn-while-you-learn program, recruits are hired by Honolulu EMS while completing their training close to home. The 10-member cohort graduated June 19, 2026.
PHOTO COURTESY OF WCCHC

“We’re excited to guide and support these dedicated young women and men as they pursue the demanding yet deeply rewarding path of becoming EMTs,” said Korey Chock, assistant chief of professional standards at Honolulu EMS.

The Leeward Coast EMT Academy exemplifies the mission of WCCHC’s Ka ‘Ike Ola workforce development initiative, which focuses on creating local pathways into healthcare careers through a “grow our own” philosophy. WCCHC has also partnered with Kapi‘olani Community College and Leeward Community College’s Wai‘anae Moku campus to expand EMT education opportunities and create additional pathways for local students interested in emergency medicine.

TEN YEARS OF CARE CLOSE TO THE CLASSROOM



Wai‘anae Intermediate School is home to one of WCCHC’s six School-Based Health Centers, which have served more than 5,300 Leeward Coast students since 2016.
PHOTO COURTESY OF WCCHC.

Getting to a doctor’s appointment once meant possibly missing an entire day of school for many students on the Wai‘anae coast. For the past decade, Wai‘anae Coast Comprehensive Health Center has worked to change that through its six School-Based Health Centers that bring healthcare directly to local campuses.

“A lot of students don’t necessarily have ready access to health care,” says John Wataoka, principal of Wai‘anae Intermediate School. “Ten years ago, we actually started in the middle of our office. They were sharing space with another program we had on campus. And then eventually we converted our teacher work room into the health center.”

With parental consent, students at Wai‘anae High, Intermediate, and Elementary schools, Kamaile Academy Public Charter School, Nānākuli High and Intermediate schools, and Nānāikapono Elementary can access primary care, wellness screenings, and preventative care. All without leaving school, which makes it easier to stay healthy while spending more time in the classroom.

“We see a lot of kids attending school more now. … They come in, see us, and go right back to class,” says WCCHC Clinic Manager Tommie-Shina Combis. “[Students] academic improvements went up, performance in school … They can come and get their over-the-counter medications, instead of going to their doctors.”

Launched in 2016, the WCCHC’s School-Based Health Centers have made a big impact, recording upwards of 23,000 patient visits while serving more than 5,300 students across the Leeward coast. These centers also provide a safe place for students seeking behavioral health support.

“We provide mental health services so any kids that have issues, whether in school or at home, this is a safe place for them,” Combis says. “We keep it confidential for them to come and just talk story.”

Looking ahead, WCCHC plans to expand its School-Based Health Center at Wai‘anae High with a larger facility that will allow the program to serve even more students. The nonprofit has committed half of the project’s estimated $500,000 cost and is currently working to raise the remaining funds as it continues investing in student health on the west side.

BEYOND THE FRONT DESK



Students from Kapolei and James Campbell high schools learned that hospitality extends far beyond guest services during a 12- to 14-week internship program, culminating in presentations about their experiences.

PHOTO COURTESY OF EMBASSY SUITES BY HILTON O'AHU KAPOLEI

For those interested in hospitality, a hotel can be a place to discover an entire range of career opportunities. Embassy Suites by Hilton O'ahu Kapolei recently partnered with Campbell and Kapolei high schools to provide students with hands-on experiences in the hospitality industry through a new student internship program designed to build workplace skills.

After applying for positions based on their interests, students participated in a job onboarding process similar to that of new hotel employees. Over the course of the 12- to 14-week program, with students completing at least eight hours each week, interns rotated through departments including front desk, sales and marketing, human resources, banquets, housekeeping, and maintenance.

The goal was to show students how hospitality extends beyond guest services. In addition to learning about the day-to-day operations of a hotel, interns explored how teams work together behind the scenes, from creating marketing content and supporting employee recognition activities to understanding how hotels respond to community needs. For instance, Embassy Suites donated supplies to families and individuals experiencing homelessness during the Kona Low storms.

Throughout the internship, students developed their communication and teamwork skills while being evaluated through the Hawai'i Work-Based Learning Employment Skills Assessment to measure their growth and performance. At the end of the program, students presented their experiences and lessons learned to teachers and hotel managers.

"We truly enjoyed being part of their experience and helping them grow both personally and professionally," says Embassy Suites Executive Administrator Shae Gallardo. "This program gave us another meaningful way to support our local students while introducing them to the many career paths and opportunities available in hospitality."



EMPOWERING WEST O'AHU BUSINESSES

West O'ahu's business community continues to develop. Through the Kapolei Chamber's BIZ Academy, local entrepreneurs and small businesses are gaining greater access to practical resources, education, mentorship, and connections. These different initiatives are helping area businesses navigate challenges and build a stronger local economy.

BUILDING A BETTER BIZ

Small business owners across West O'ahu are gaining a bigger source of practical support, education, and new connections through the Kapolei Chamber BIZ Academy, established by the Kapolei Chamber of Commerce with congressional appropriations administered by the U.S. Small Business Administration. This initiative is designed to bring resources closer to the businesses that need them on the west side.

As West O'ahu continues to see new organizations and opportunities, the Chamber is working to strengthen the local business community from Waipahu to Mākaha through advocacy and public policy, education and workforce development, business empowerment through networking and mentoring, plus strategic support to promote business growth and economic development.

The BIZ Academy officially launched its programming in September with a small-business health insurance panel that featured representatives from three major health insurance providers. The event helped small- and medium-sized business owners learn about the changing health insurance landscape, ask questions, and better understand their options.

"It's important to us that small business owners have access to these resources without having to make the trek to town," says Kapolei Chamber Executive Director and CEO Kiran Polk. "We're excited to provide opportunities that are accessible, practical, and designed to help our West O'ahu community grow."

Additional programming is on the way, including working with supporting agencies like the U.S. Small Business Administration, which will provide resource workshops and other programming. Upcoming BIZ Workshops will cover topics including accounting, marketing, customer service, artificial intelligence, financial resources, social media, and access to loans and grants.

The BIZ Academy will also introduce BIZ Networking, smaller coffee-talk gatherings aimed at connecting business owners so they can build meaningful relationships with one another. Participants can exchange tips and strategies, creating a more personal setting for relationship-building and peer support.

Meanwhile, BIZ Talks will officially launch during the 2026-2027 academic year in partnership with UH West Oahu's Academy for Creative Media. Building on pilot talks featuring local entrepreneurs Jalene Kanani of NOHO Home and Mario Patino of Patino Designs, this TED Talk-style series pairs entrepreneurial stories and audience Q&A with opportunities for follow-up mentoring.

KAPOLEI CHAMBER of COMMERCE

Working together for Kapolei

THE KAPOLEI CHAMBER'S FOUR PILLARS:

1 ADVOCACY & PUBLIC POLICY

'The Voice of West O'ahu Business'

As a government advocate for business, the Kapolei Chamber is the Voice of West O'ahu with access to key business, community and government leaders.

2 EDUCATION & WORKFORCE

'West O'ahu Works—W.O.W.'

As a career hub, the Kapolei Chamber leads initiatives including student career expos and initiatives that connect our business community with students to cultivate our future workforce.

3 REGIONAL NETWORKING & BUSINESS EMPOWERMENT

Pau Hana Networking, BIZ Talks and BIZ Workshops, VIP Guest Luncheons, Industry Panel Discussions and MORE!

4 BUSINESS GROWTH & ECONOMIC DEVELOPMENT SUPPORT

Kapolei is the fastest growing region in the State. A strategic roadmap for our regional economy is critical.

1. Establish a West O'ahu Innovation and Entrepreneur Center.
2. Diversify the regional economy by attracting technology, film, creative industries, agriculture and manufacturing.
3. Prioritize sustainable growth and development of reliable infrastructure and essential community services.
4. Build economic resilience by integrating technology and expanding broadband access and supporting digital equity.
5. Empower regional small businesses to integrate regenerative tourism.

HOSPITALITY & RECREATION

Visitors and kamaʻāina alike can gather, explore, dine, and experience West Oʻahu in increasingly new ways. Hyatt Place and Hyatt House have opened in Hoʻopili, bringing 240 rooms to our growing community. At Waianiani at The Cove, a new oceanfront destination is taking shape with nightly lūʻau performances, restaurants, shopping, and gathering spaces. Meanwhile, Wai Kai continues to expand its waterfront offerings with new dining and event spaces. Coral Crater Adventure Park also celebrates a decade of outdoor thrills with electric dirt bikes and new nighttime experiences like no other.



PHOTO COURTESY OF HYATT PLACE | HYATT HOUSE

WEST OʻAHU CHECKS IN

This past June, West Oʻahu's newest hotel officially opened its doors: Hyatt Place and Hyatt House at Hoʻopili have made their debut in ʻEwa Beach. Located across from the University of Hawaiʻi–West Oʻahu and adjacent to the Hōʻaeʻae Skyline station, this five-story development brings 240 guest rooms to the neighborhood. This dual property is Hawaiʻi's first Hyatt House alongside the state's second Hyatt Place.

"We look forward to welcoming guests to ʻEwa Beach," says general manager Ihab Kherati, "and introducing the first hotel developments to this vibrant, growing community."

Hyatt Place and Hyatt House are two hotel concepts designed to offer guests two distinct experiences under one roof. Hyatt Place features 108 rooms geared toward shorter stays. Meanwhile Hyatt House offers 132 apartment-style suites, some with full kitchens to provide a comfortable home-away-from-home for guests staying several nights or longer.

Rooms come equipped with flat-screen HDTVs, individual climate control, minifridges, and more. Shared amenities include a resort-style pool with a jet spa plus a fire pit and barbecue area, complimentary hot breakfast, a 24-hour fitness center, business center, guest laundry facilities, and upwards of 3,000 square feet of flexible meeting and event space.

Hyatt Place and Hyatt House are positioned to serve visitors traveling to West Oʻahu for business, college events, sports tournaments, military-related travel, or vacations outside the traditional Waikīkī experience. The hotel's location places guests near retail centers like Ka Makana Aliʻi, golf courses, beaches, and more.

"Whether visiting for business, leisure, or extended-stay travel, our team … is committed to delivering an experience that reflects the warmth and spirit of West Oʻahu," Kherati says. Around 95% of the Hyatt Place and Hyatt House team, Kherati included, call the west side home.

West Oʻahu also helped inspire much of the artwork throughout the property. A large exterior mural by Hawaiʻi artist Colin Redican celebrates the agriculture of the Leeward coast with imagery of local farmers harvesting kalo, ʻulu, maiʻa, and other canoe plants that Native Hawaiian communities planted in West Oʻahu for generations, a reflection on the relationships between people and the land. (The property's ʻUlu, Kalo, and Maiʻa boardrooms as well as the Ti Gathering Room celebrate this same heritage.)



Hawaiʻi's first dual-branded Hyatt Place and Hyatt House opened at Hoʻopili in June, bringing 240 guest rooms to ʻEwa Beach.
PHOTO COURTESY OF HYATT PLACE | HYATT HOUSE

"I was particularly inspired by the story of a rare and highly prized taro variety once grown in these marshy lowlands, known as ʻKai o ʻEwa,'" says Redican. "Because of its deep cultural and nutritional significance, taro takes a central place in the [mural] … Two figures in the kalo field are shown cultivating the taro, reflecting the human effort and care that sustain this vital connection."

Continued on page 18



MAKE YOUR
STAY-CATION COUNT.

GET AWAY WITH HYATT PLACE + HYATT HOUSE at HO`OPILI.

Ewa Beach's first hotel blends island history with contemporary comforts. Choose rooms with kitchens and balconies, relax by the resort-style pool and hot tub, savor tasty dining, and explore nearby West O`ahu. Your ideal stay-cation spot.

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The popular H Bar opens to an inviting outdoor gathering space with a fire pit, one of the shared amenities at Hyatt Place and Hyatt House.
PHOTO COURTESY OF HYATT PLACE | HYATT HOUSE

Continued from page 17

This opening represents another milestone in the growth of the Hoʻopili master-planned community, which has continued to add new housing, retail, and transportation infrastructure over the past several years. More than simply adding hotel rooms, Hyatt Place and Hyatt House demonstrate West Oʻahu's emergence as a destination in its own right. As the region continues to grow, this dual-brand property provides a place for kamaʻāina, business travelers, visiting families, university guests, medical visitors, and others to stay close to the people and places that bring them to the west side.

THE COVE COMES ALIVE

James Campbell Company, BlackSand Capital, and Kobayashi Group officially broke ground on Waianiani at The Cove. Designed with both kamaʻāina and visitors in mind, this new oceanfront destination near the entrance to Ko Olina will pair nightly lūʻau performances by Tihati Productions alongside restaurants, shopping, and gathering spaces.

"Waianiani at The Cove represents an opportunity to thoughtfully create an oceanfront destination centered around culture, entertainment, dining, and shared experiences—one that local residents and visitors can enjoy for years to come," Kobayashi Group CEO Alana Kobayashi Pakkala said at the groundbreaking.

In addition to a world-class outdoor amphitheater that will house a nightly lūʻau show being developed by Tihati Productions, plans for Waianiani include three full-service restaurants—including the first West Oʻahu location of Duke's Restaurant—as well as a cultural pavilion, an open-air activity lawn, landscaped walking paths, and a 20,000-square-foot Village Walk marketplace.



Waianiani at The Cove will bring lūʻau performances, dining, shopping and gathering spaces to Ko Olina. Scheduled for completion in 2028, the destination is expected to support nearly 500 permanent jobs once fully operational.
PHOTO COURTESY OF JAMES CAMPBELL COMPANY LLC

When completed in 2028, Waianiani at The Cove is expected to create nearly 500 permanent jobs, with hospitality management company Highgate overseeing daily operations and Hawaiʻi Hospitality Group as asset manager.

"This will be the first time in 40 years this space is open to the public," says James Campbell Company President and CEO Kevin Penn. "We look forward to seeing this site come alive with people enjoying this beautiful area together."

MAKING WAVES

Since opening in 2023, Wai Kai continues to evolve into more than just a destination for surfing. While the Wai Kai Wave and AquaVenture remain signature attractions, this waterfront venue has become a vibrant gathering place for friends and families to dine, celebrate, swim, and explore.

One of the biggest additions to Wai Kai is Haliʻa by Side Street Inn, the local restaurant's first location outside Honolulu. Overlooking the Wai Kai Lagoon, Haliʻa brings many of Side Street Inn's longtime favorites, including their famous garlic chicken, pan-fried pork chops, kim chee fried rice, and more to West Oʻahu.

"Side Street Inn is a natural fit for Wai Kai," says Jerry Pupillo, vice president and general manager of Wai Kai. "Their reputation for good food, good people, and good times aligns perfectly with our mission to create a destination that brings the community together."

It's a growing partnership: This summer, Wai Kai named local chef and longtime Side Street Inn culinary consultant Fred DeAngelo as executive chef and director of culinary experiences. In addition to overseeing Haliʻa, Sidewalk Café, Foam Coffee & Bar, and the Wave Bar, DeAngelo leads Wai Kai's catering and private events programming.

Event offerings have also expanded with the opening of Sessions, a new 1,200-square-foot venue designed for corporate meetings and family celebrations alike. Upstairs, The LookOut at Wai Kai has transitioned from a daily restaurant into a flexible event space (powered by Side Street Inn) perfect for weddings, celebrations, and community events. The LookOut will also host chef-driven dinners, tastings, seasonal events, pop-up dining experiences, and live entertainment.

As organizations plan year-end celebrations, client events, and holiday gatherings, Wai Kai offers a refreshing alternative to traditional banquet rooms. Flexible event venues, innovative food and beverage offerings, and a one-of-a-kind waterfront setting make Wai Kai a distinctive destination like no other (especially for corporate entertaining).



Wai Kai's event venues pair a one-of-a-kind waterfront setting with ʻono catering from Haliʻa by Side Street Inn, the popular restaurant's first location outside Honolulu.
PHOTO COURTESY OF WAI KAI

This coming February, Wai Kai is currently working toward hosting the Rapid Surfing World Championships, an international competition showcasing the world's top standing-wave surfers, affirming Wai Kai's reputation as one of the premier destinations for artificial wave surfing.

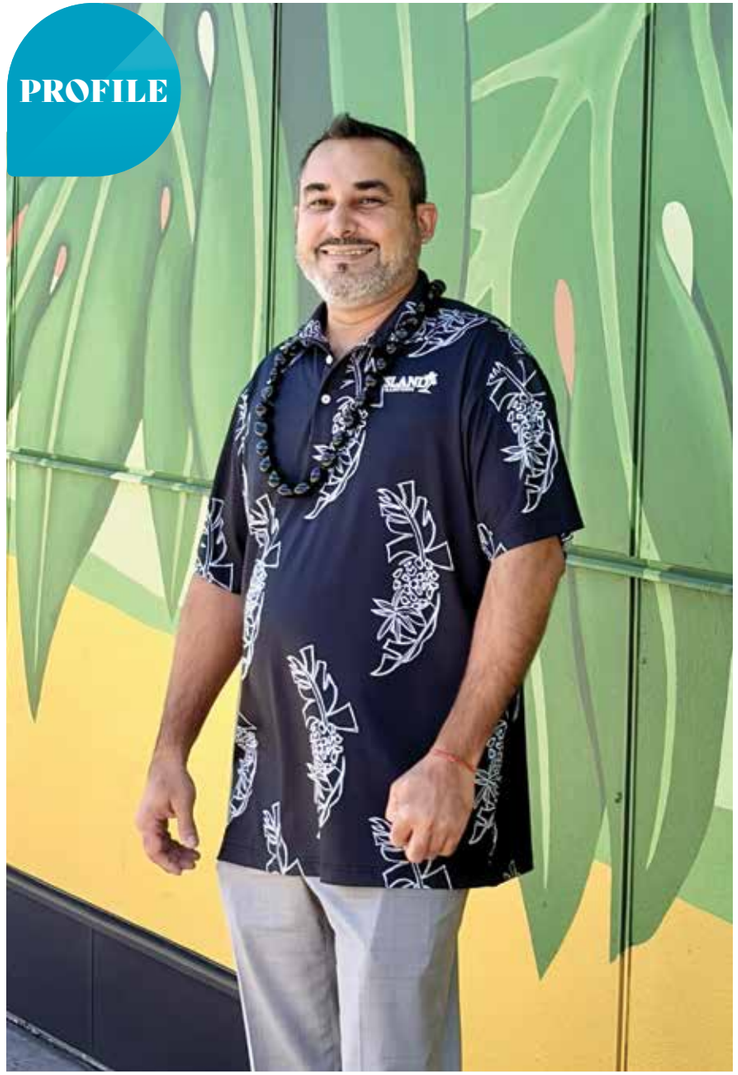
This growth builds on last year's debut of AquaPeakz, which added new climbing, sliding, and splash attractions to the already popular AquaVenture floating playground. Along with the Wai Kai Wave, kayaking, stand-up paddleboarding, and hydrobikes, the Wai Kai lagoon continues to offer some of Hawaiʻi's most diverse offerings of adventure on the water.



BUILDING HOSPITALITY
FROM THE GROUND UP

IHAB KHERATI

Dual Property General Manager
Hyatt Place and Hyatt House at Hoʻopili



Ihab Kherati knows the hotel business inside and out. His first job was in housekeeping. Today, he's dual general manager of West Oʻahu's new Hyatt Place and Hyatt House as well as Hyatt Place Waikīkī Beach.

"I worked every single department: housekeeping, bellhop, front desk…" he muses. Even now, Kherati takes time on Fridays to work downstairs alongside his team. "Just to remind myself where I come from."

Originally from Canada, Kherati began his career in high volume markets—think Universal Studios Orlando—which eventually brought him to Hawaiʻi. After overseeing Hyatt Place Waikīkī Beach and serving on the board of the Hawaiʻi Lodging & Tourism Association, he was invited to join the team opening West Oʻahu's new Hyatt Place and Hyatt House.

"To open this hotel in an area that has never had a property like this before, it's very meaningful," says Kherati.

Designed to serve both short- and long-term guests, this dual-brand hotel boasts meeting rooms whose names draw from fruits grown during West Oʻahu's sugarcane era to a resort-style pool deck and outdoor spaces that encourage guests to slow down and enjoy their surroundings. "We want to make sure it feels local as much as it is accessible."

Kherati has also made it a priority to build a team connected to the area, intentionally hiring West Oʻahu residents to be closer to family. That sense of community, he explains, is what sets this area apart.

"The west side is a little bit more relaxed, a little bit friendlier, a little bit calmer," Kherati says, "and it's open. It's big and it's new."

After 14 years in the Islands, Kherati has found his place. "I'm happy that Hawaiʻi accepted me," he says. "When I came, a lot of people said, 'You're not going to make it, being from the mainland.' Being told I am not here to change the culture … the culture will change you. But you know, I've made it. And it's been a blessing for me."

> **"The west side is a little bit more relaxed, a little bit friendlier, a little bit calmer, and it's open. It's big and it's new.**



KALAELOA TOWN
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VA | U.S. Department of Veterans Affairs
Daniel Kahikina Akaka VA Clinic



WAIKEA

Building to Impact Hawai'i's Future

Hunt has more than 30 years of experience in Hawai'i. Each project is focused on reflecting the cultural and geographical richness of the Hawaiian Islands.

Hunt has developed affordable housing for Hawai'i's workforce with Gentry Homes. Veteran healthcare access has been enhanced with the Daniel Kahikina Akaka VA Center. And the Hawai'i Kai Shopping center has expanded Kalaeloa to become a true master-planned community.

HUNT

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TOP: Young riders take on Coral Crater's new Dirt Bike Experience aboard electric bikes designed for beginners and experienced riders.

NEAR RIGHT: The Night Ninja Adventure Course transforms Adventure Tower into a glow-in-the-dark obstacle experience.

FAR RIGHT: Climbers test their skills on Adventure Tower's climbing walls.

PHOTOS COURTESY OF CORAL CRATER

THE ADVENTURE CONTINUES

Adventure seekers don't have to travel far to explore the outdoors in West Oʻahu. Coral Crater Adventure Park in Kalaeloa continues to carve out its own space as a destination for exciting experiences, from ziplining through the trees to tackling elevated obstacle courses and off-road terrain.

Since opening in 2016, the park has become one of Hawaiʻi's top places for high-energy outdoor fun, giving both locals and visitors new ways to discover Oʻahu beyond the beach. Here, signature attractions include rappelling from the 60-foot tall Adventure Tower, making one's way across suspended wobbly bridges and rope swings, and "surfing" on a rail four stories above ground. Plus climbing walls, guided zipline tours, ATV excursions, even a 50-foot freefall.

As Coral Crater celebrates its 10th anniversary this year, the park is entering its next chapter with new programming that's perfect for families and adrenaline junkies alike.

One addition is a Dirt Bike Experience, which debuted this spring. Unlike traditional dirt bikes, Coral Crater's electric bikes are designed to be approachable for first-times while still delivering plenty of excitement for experienced bikers. With no clutch or gears to master, riders receive a safety briefing before venturing out on a specially designed course featuring jungle trails, berms, tight turns, and rolling terrain.



The fun doesn't stop when the sun goes down. Coral Crater recently introduced a lineup of nighttime thrills like the Night Ninja Adventure Course, which transforms Adventure Tower into a glow-in-the-dark experience illuminated by neon and black lights; guests navigate obstacles before winding down around a campfire with s'mores. Those looking for an even bigger rush can take the Night Zipline Adventure, which sends riders soaring through the jungle beneath the stars.

For West Oʻahu residents, Coral Crater offers an escape that encourages people to unplug, get outside and challenge themselves—all just minutes from home.



HEALTHCARE

Healthcare in West O‘ahu is becoming more accessible than ever, and better equipped to meet the needs of a growing community. The Blood Bank of Hawaii has opened its new Kapolei headquarters, strengthening the state’s blood supply while allowing for easier blood donation on the west side. At The Queen’s Medical Center – West O‘ahu, increased emergency and cancer care is bringing more advanced treatment closer to home, while new behavioral health initiatives are boosting support for patients and families. Kaiser Permanente’s Kīpukaoha is growing its specialty and diagnostic services, including nephrology, echocardiography, and upcoming MRI capabilities.

A NEW LIFELINE



PHOTO COURTESY OF BLOOD BANK HAWAII

The Blood Bank of Hawaii celebrated the grand opening of its new headquarters in Kapolei this past March. After more than eight decades in Honolulu, the transition completes a years-long tradition that brings one of Hawai‘i’s most essential healthcare organizations to West O‘ahu.

The two-story, 19,000-square-foot Clarence T.C. Ching Building represents a new home for the Blood Bank as well as expands the nonprofit’s ability to serve hospitals statewide. The move bolsters BBH’s blood processing, storage, and emergency preparedness capabilities while supporting future advances in transfusion medicine.

“This project has been a decade in the making … it’s amazing to finally see it brought to life,” says Dr. Kim-Anh Nguyen, president and CEO of Blood Bank of Hawaii. “We are so thrilled to be part of the Kapolei community and look forward to building more partnerships on the west side.”

BBH’s new facility houses the nation’s largest repository of rare blood types, many of which are found among Native Hawaiian, Pacific Islanders, and other Asian populations. The center also includes expanded blood processing laboratories, long-term cold storage for blood and biologics, and modern technology designed to help ensure safe and reliable blood for Hawai‘i and throughout the Pacific.



BBH’s expanded Kapolei laboratories help ensure a safe, reliable blood supply for Hawai‘i and the Pacific.
PHOTO COURTESY OF BLOOD BANK OF HAWAII

The state-of-the-art Clarence T.C. Ching Building is also a hub for workforce development, with dedicated training space to support healthcare education programs on O‘ahu, such as a phlebotomy partnership with Farrington High School, and future plans for similar opportunities at West O‘ahu schools.

By creating career pathways for laboratory technicians, phlebotomists, and other healthcare professionals, Blood Bank of Hawaii hopes to boost Hawai‘i’s healthcare workforce. For residents, this expansion brings another benefit: easier access to blood donation. BBH plans to open a six-bed donation center at its Kapolei headquarters later this year, giving residents on the Leeward coast another convenient place to donate blood and help meet the daily needs of hospitals across Hawai‘i (alongside existing donor centers in Honolulu at Young Street, in Waikele, and at mobile drives across O‘ahu).

“Blood Bank of Hawaii plays a critical role in safeguarding the health of our communities, and this new Kapolei facility strengthens that mission for generations to come,” says Bob Fujioka, vice chairman of The Clarence T.C. Ching Foundation. “We are proud to support this effort to expand access, build local capacity, and ensure that our island home remains resilient and able to care for one another when it matters most.”



ABOVE: Craig Leidholm, BBH COO; Todd Lewis, Senior VP Blood Centers of America; Kim-Anh Nguyen, BBH President & CEO; Bill Block, Blood Centers of America CEO.
PHOTO COURTESY OF BLOOD BANK OF HAWAII

CARE CLOSER TO HOME



PHOTOS COURTESY OF THE QUEEN'S HEALTH SYSTEMS

Even as recently as five years ago, a Waiʻanae resident diagnosed with cancer might have needed to travel into Honolulu multiple times a week for everything from imaging to lab work to treatments like infusion therapy. Each visit could take several hours, including drive time and traffic.

Today, that same patient can see their oncology team, undergo treatment, and access supportive services—all in West Oʻahu. Instead of spending time commuting, they can focus more on recovery and maintaining their daily routines. Families can better accompany them to appointments. Patients are less likely to delay or miss care due to transportation challenges or the inability to take time off work or find childcare.

"Access to care close to home means more than convenience," says Robin Kalohelani, senior vice president and chief operating officer at Queen's – West Oʻahu and Queen's – Wahiawā. "It improves continuity of care, reduces stress, and makes it easier for patients to choose and stay engaged in the treatment that's right for them."

The biggest changes are perhaps most visible in the hospital's Emergency Department. A new ambulance bay opened this spring, doubling capacity from three to six ambulance stalls while adding a larger main entrance, enhancing security, and a dedicated stroke gurney equipped with an integrated scale. This specialized equipment helps emergency teams quickly determine medication doses and move stroke patients directly to CT imaging without unnecessary delays.

> "It improves continuity of care, reduces stress, and makes it easier for patients to choose and stay engaged in the treatment that's right for them."
>
> — ROBIN KALOHELANI, SENIOR VICE PRESIDENT & COO QUEEN'S WEST O'AHU AND QUEEN'S WAHIAWĀ

Cancer care is expanding too, with a new 2,500-square-foot infusion clinic featuring eight treatment bays, two private infusion rooms, and additional fast-track spaces aimed at reducing wait times. Funded through a $5 million grant from The Leona M. and Harry B. Helmsley Charitable Trust, this expansion is expected to accommodate approximately 2,300 additional treatments annually. Queen's – West Oʻahu now offers colon cancer screenings six days a week through its Direct Access Screening Program, which streamlines the process for eligible patients by reducing unnecessary appointments before a screening colonoscopy.

"One of our priorities for the next decade is expanding behavioral health services to meet the growing needs of the West Oʻahu community," says Sondra Leiggi Brandon, chief operating officer at Queen's – Kahi Mohala and VP of behavioral health and medicine at The Queen's Health Systems. Plans include increasing behavioral health programs, community education, outreach, and partnerships to deepen awareness of behavioral health. To counter statewide provider shortages, Queen's – Kahi Mohala now hosts clinical training rotations for fellows, nursing, social work, occupational therapy, and psychology.

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KAPOLEI AREA LONG-RANGE MASTER PLAN

'EWA, O'AHU, HAWAI'I

Land Use Classification

- RES Residential
- LDA Low Density Apartment
- MDA Medium Density Apartment
- COM Commercial/Office
- BP Business Park
- LI Light Industrial
- HI/MI Heavy Industrial/Maritime Industrial
- RES Resort
- PK Park/Open Space
- MU Mixed Use
- PF Public Facility/Utility
- GC Golf Course
- PRES Preservation
- AG Agriculture
- MI Military
- ✱ Palehua Telecommunications

CIRCULATION

- Railroad
- Transit

ACRES/MILES

This map is for informational purposes only, depicts approximate boundaries, and is subject to change at any time without notice. The map is produced from a variety of information provided by many sources including Kapolei area landowners and governmental agencies. The map does not itself confirm accuracy or signify approval by James Campbell Company LLC of the classification or configuration of any land uses depicted.

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A MISSION THAT BECAME HOME

KIM-ANH NGUYEN, MD, PHD

President & CEO
Blood Bank of Hawaii



Kim-Anh Nguyen originally expected to stay only three to five years when she arrived in the Islands in 2013 to lead the Blood Bank of Hawaii. Now, 14 years later, she has no plans to leave.

"I truly feel like I am part of this community," she says.

Nguyen, who holds both an MD and a PhD, originally trained as a medical researcher specializing in immunology. Her first job after completing her training in San Francisco was split between laboratory research and serving as the medical director of a blood bank in the Bay Area.

"I realized that I was drawn to the operations of the blood bank, working with donors, working with the community, and making sure that hospitals had blood," says Nguyen, who eventually closed her lab and spent the next 12 years as a full-time medical director before being recruited to become Blood Bank of Hawaii's CEO.

More than just the mission, Nguyen was impressed by the organization's board, the community support for BBH, and an opportunity to make a difference at a blood center where she could also learn and grow. During her tenure, Nguyen says BBH has replaced its computer system, expanded donor eligibility, introduced state-of-the-art technologies in blood collection and testing, and built a new headquarters from ground up without debt.

During the pandemic, the blood bank helped establish a convalescent plasma program in just 13 days, provided freezer capacity for Hawai'i's early COVID vaccine supply, and contributed to a seminal national study tracking COVID infection and vaccination rates.

> **"I realized that I was drawn to the operations of the blood bank, working with donors, working with the community, and making sure that hospitals had blood."**

"What has surprised me really is how much and how quickly we have been able to accomplish and how quickly as a small organization in Hawai'i," Nguyen says. After 13 years in Kalihi, Nguyen and the BBH family are now in Kapolei, where she already feels a strong connection.

"'Ewa is my community," says Nguyen, "which is a great feeling."

UNDER ONE ROOF



A doctor's appointment is rarely just one appointment. Patients often need lab work or imaging, prescriptions, follow-up visits with specialists, or any number of additional services. At Kaiser Permanente's Kīpukaoha West O'ahu Medical Office, the goal is to make more of these steps happen under one roof. New specialty services and expanded diagnostic capabilities are helping turn this goal into reality.

One of the latest additions is expanded nephrology services. Launched after hearing about the challenges of patients having to travel to Moanalua Medical Center for kidney care, nephrology specialists at Kaiser Permanente now see patients in Kapolei. This makes it easier for those managing chronic kidney disease to attend regular appointments and stay connected with their care teams.

"Having nephrology services available at Kīpukaoha has made specialty care more convenient and accessible for West O'ahu patients," says Kaiser Permanente nephrologist TJ Aldan, MD. He credits the clinic's nephrology team—his colleagues, nurses, medical assistants, and care team—for bringing the service to Kaiser Permanente's West O'ahu location.



Kīpukaoha's expanded nephrology services make specialized kidney care more accessible for West O'ahu patients.
PHOTOS COURTESY OF KAISER PERMANENTE

Kīpukaoha has also introduced transthoracic echocardiography, a noninvasive heart ultrasound that helps physicians evaluate heart structure, function, and blood flow. By offering the service in Kapolei, Kaiser Permanente hopes to improve access to earlier diagnosis and treatment of cardiovascular conditions.

Another milestone is expected later this fall with the addition of MRI services. This new imaging capability will allow Kaiser Permanente patients on the west side to receive advanced diagnostic testing closer to home. It will also support faster diagnosis and coordinated treatment for a wide range of conditions, from orthopedic injuries to neurological and cardiovascular disease.

Since opening in 2021, Kīpukaoha has steadily expanded its offerings to meet the needs of its patients. Today, this medical office provides comprehensive primary care, urgent care, specialty services, pharmacy, and diagnostic testing all in a single location for West O'ahu.

RESIDENTIAL

New housing options aimed at meeting the needs of local families, working residents, and future generations are opening in West O‘ahu. In Kapolei, Nāliko will add 300 rental homes while a planned 734-unit affordable rental community along Kapolei Parkway will offer larger homes designed with families and multigenerational households in mind. James Campbell Company expands its residential portfolio with The Element in Ho‘opili, where 20% of units are reserved for households earning up to 80% of the area median income. Meanwhile, Ka‘ulu by Gentry welcomes new homeowners in Kalaeloa and Ka‘uluokaha‘i is creating homestead opportunities for Native Hawaiian families. Across Ho‘opili, new neighborhoods and community spaces reflect a shared vision for housing that helps West O‘ahu families put down roots and thrive.



PHOTO COURTESY OF JAMES CAMPBELL COMPANY LLC

NĀLIKO, WEST O‘AHU’S NEWEST APARTMENT COMMUNITY

Construction is officially underway on Nāliko, a new 300-unit rental community from James Campbell Company that will add much-needed rental homes in West O‘ahu. Located at 800 Kuou Street in the heart of Kapolei, this $170 million development is expected to welcome its first residents in the spring of 2028.

By providing critically needed rental housing, Nāliko will help address O‘ahu’s ongoing chronic housing shortage. The complex will sit on a nearly 3-acre site and feature five stories of rental residences surrounding a six-story parking structure designed in a Texas Wrap style, which is unique in the Islands and balances form and function. Residents will have access to high-end modern amenities, including a resort-style pool and spa, clubroom, coworking spaces, large gym, and outdoor entertainment areas, offering spaces to relax, connect, and enjoy everyday life close to home.

“[Nāliko] is an investment in people, in community, and in the future of West O‘ahu,” says James Campbell Company President and CEO Kevin Penn. “In our 160-year history, this is a historic moment for the James Campbell Company.”

Nāliko will remain part of James Campbell Company’s long-term portfolio “for decades to come,” Penn says. For the company, this property represents another step in a long-standing vision for transforming former agricultural lands into thriving neighborhoods.

“As stewards of this land, we have been thoughtfully managing it for generations and want to ensure we continue to serve the people of this community,” says Penn.

AN ELEMENT OF HOME



PHOTO COURTESY OF JAMES CAMPBELL COMPANY LLC

In June, James Campbell Company marked a new milestone with their first multifamily residential acquisition: The Element in ‘Ewa Beach.

Located in Ho‘opili, The Element represents a new chapter for James Campbell Company, which has long focused on commercial real estate, land stewardship, and community development throughout Hawai‘i and across the country. This purchase brings ownership of the residential property near the company’s Kapolei headquarter back into local hands. “We are proud to acquire a best-in-class multi-family property near our headquarters in Kapolei — the heart of where our company got its start — and support the housing needs of West O‘ahu residents,” says Kevin Penn, president and CEO of James Campbell Company.

Built in 2020, The Element offers one-, two-, and three-bedroom apartment homes alongside modern amenities for island living, including a resort-style saltwater pool, indoor-outdoor clubhouse, coworking spaces, outdoor kitchens and barbecue areas, plus a two-story fitness center. This community is located just steps from Skyline’s Keone‘ae rail station (serving UH West O‘ahu), offering convenient access to the University of Hawai‘i–West O‘ahu campus as well as major employers such as Joint Base Pearl Harbor-Hickam, the Daniel K. Inouye International Airport, and downtown Honolulu (in 2031).

Of The Element’s 318 rental units, 20% are reserved for residents earning no more than 80% of the area median income, which helps preserve affordable housing options for those who live on the west side. The property continues to be managed by Greystar, maintaining the day-to-day operations and services already in place.

James Campbell Company’s acquisition of The Element is part of a broader investment in West O‘ahu housing following the firm’s development of Nāliko, a 300-unit apartment community currently under construction in Kapolei and scheduled for completion late next year. Together, these projects reflect a commitment to supporting residential growth on the Leeward side.

“The Element is an exceptional residential community,” Penn says, “[and] we intend to be long-term stewards.”



Kobayashi Group and Āhē Group's planned Kapolei Parkway development will add approximately 734 affordable rental homes, including larger units for multigenerational families.
PHOTO COURTESY OF KOBAYASHI GROUP

ROOM TO GROW

To help address the growing need for housing in West Oʻahu, Kobayashi Group, in partnership with Āhē Group, has been selected to develop a new affordable rental community in Kapolei. The project, currently planned for Kapolei Parkway Lots 2-5, will add approximately 734 affordable units across 15 acres next to Parkway Village, the 405-unit community by Kobayashi Group that opened in 2025 (and is now fully occupied).

The development is planned with community in mind, featuring green spaces, playgrounds, laundry facilities, and a shared community room for resident events and nonprofit programs. While Parkway Village had studio units, this project is being designed with one-, two-, three-, and four-bedroom homes to better serve families earning between 30% to 80% of the area's median income. Plans include larger units that can accommodate multigenerational households, from keiki to kūpuna.

"Rentals are such an important part of the total ecosystem of housing," says Kobayashi Group CEO and Partner Alana Kobayashi Pakkala. "We are seeing households that are paying over 50% of their gross income, which means they're sacrificing important elements of their life, whether it be health care or transportation or education or food."

Located along Kapolei Parkway and with connections to nearby transportation options such as TheBus and Skyline's Kualakaʻi station in East Kapolei, Kobayashi Group's latest project aims to be as connected as it is affordable. The new community is expected to move forward in phases, with Lot 5 serving as the first phase and planned to include 153 units. Kobayashi Group has applied for financing through the Hawaiʻi Housing Finance and Development Corporation. If approved, construction could begin in 2027 with the first residents moving in as early as the second quarter of 2029.



Live at Uluwehi and experience Hoʻopili

Uluwehi at Hoʻopili is a condominium community designed for convenience and an updated lifestyle. With eight floor plans ranging from 572 to 1,056 square feet of net living area, each home has designer selected flooring packages, whole house split air conditioning and stainless steel appliances. Uluwehi at Hoʻopili is located two blocks from the Keoneʻae Skyline Station and another two blocks fromHoʻopili Festival Street, the home of ongoing community events, including a bi-monthly farmers market and Festival Street Eats, as well as a monthly food truck event that brings together families, friends, and neighbors.



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TOP: Uluwehi at Hoʻopili features 156 condominium homes with one- to three-bedroom floor plans and private lānai.

RIGHT: The planned Urban Garden Community Center will feature garden plots, an event pavilion, play areas and gathering spaces.

PHOTOS COURTESY OF DR HORTON HAWAIʻI

GROWING A COMMUNITY

More than 3,600 families now call Hoʻopili home, marking another milestone for one of Hawaiʻi's fastest-growing communities. As this development by D.R. Horton Hawaiʻi continues to expand, work is underway on new homes, parks, community amenities, and more, all designed to support the next generation of residents.

Among the most anticipated additions is an Urban Garden Community Center, or The URB, where homeowners can grow fresh produce, flowers, and personal gardening projects. Plans include a large pavilion for events and celebrations, reservable garden plots, dedicated bouncy house play space, barbecue areas and dedicated areas for family-friendly activities. The goal is to create another shared hub in the neighborhood.

Hoʻopili offers residential options to meet a variety of lifestyles and household sizes. Uluwehi at Hoʻopili features 156 condominium homes across five buildings, with one- to three-bedroom plans, open-concept spaces, and private lānai. Nanahea boasts 126 detached single-family homes with three to five bedrooms, garages and six floor plans designed for modern living.

Earlier neighborhoods are still seeing strong demand. Alana's 187 condominium homes and ʻAhakea GenHomes' 106 detached homes are nearly sold out. Kāpili's 300-home community continues to welcome buyers with two- and three-bedroom floor plans.

Located between ʻEwa Beach and Kapolei, Hoʻopili is designed as a walkable, transit-oriented community that encourages people to live, work, and play all in West Oʻahu. As new neighborhoods open and future gathering spaces take shape, this area is evolving while still maintaining a focus on creating connections between residents and providing housing choices for local families.

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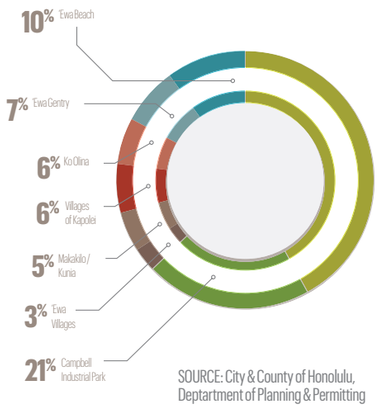
2% Referral Fee to Brokers. Brokers must accompany client on first visit. No exceptions. **Gentry Kalaeloa, LLC.**

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CURRENT JOB CENTERS IN THE KAPOLEI REGION

SOURCE: Plasch Econ Pacific LLC
(Not including construction jobs)

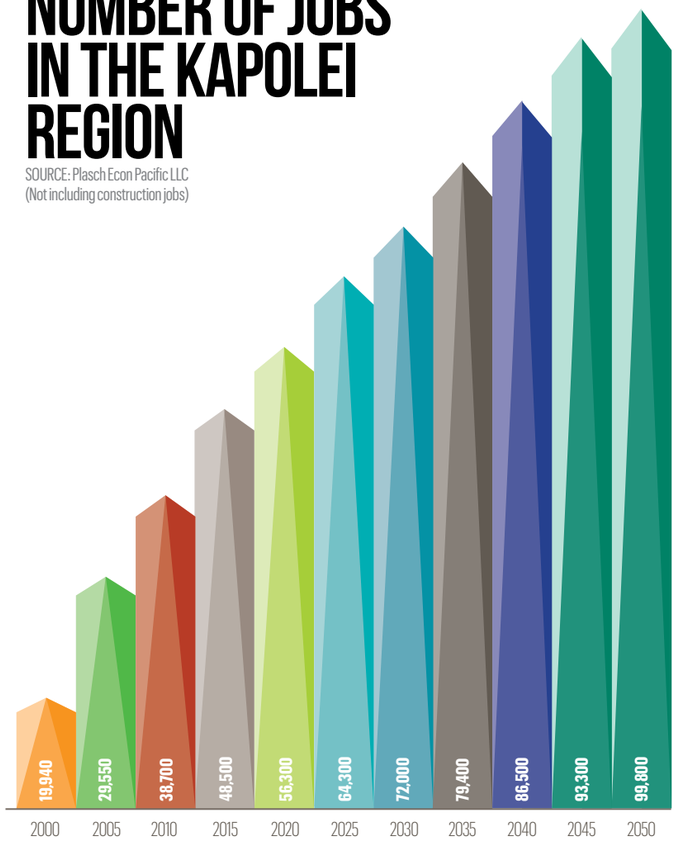
42%
City of Kapolei



SOURCE: City & County of Honolulu, Deptartment of Planning & Permitting

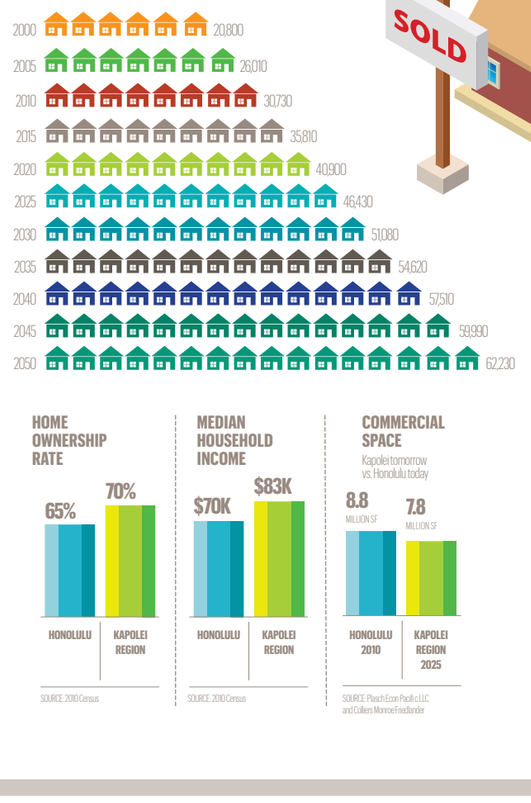
NUMBER OF JOBS IN THE KAPOLEI REGION

SOURCE: Plasch Econ Pacific LLC
(Not including construction jobs)



KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC





HOME OWNERSHIP RATE

SOURCE: 2010 Census

MEDIAN HOUSEHOLD INCOME

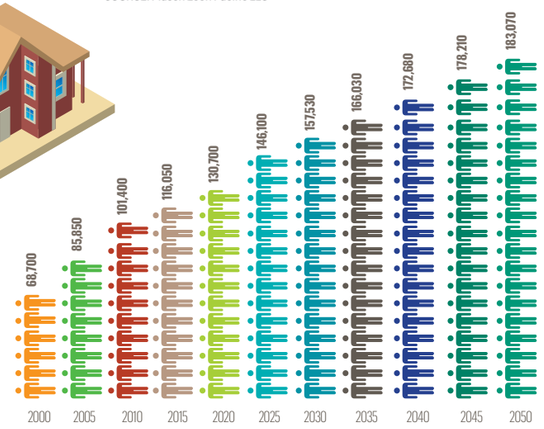
SOURCE: 2010 Census

COMMERCIAL SPACE
Kapolei tomorrow vs. Honolulu today

SOURCE: Plasch Econ Pacific LLC and Cullers Monroe Friedlander

KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC





KAPOLEI BY THE NUMBERS

CHARTING THE REGION'S GROWTH

+ The numbers show that Kapolei is and will continue to be the fastest growing region in the state. As the charts show, using 2020 as a baseline, by 2050 the population will increase by 4%, housing will grow by 52%, and jobs will increase by 77%. Kapolei is also ethnically diverse, relatively young, and well educated.

KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43
MEDIAN AGE: 31.9

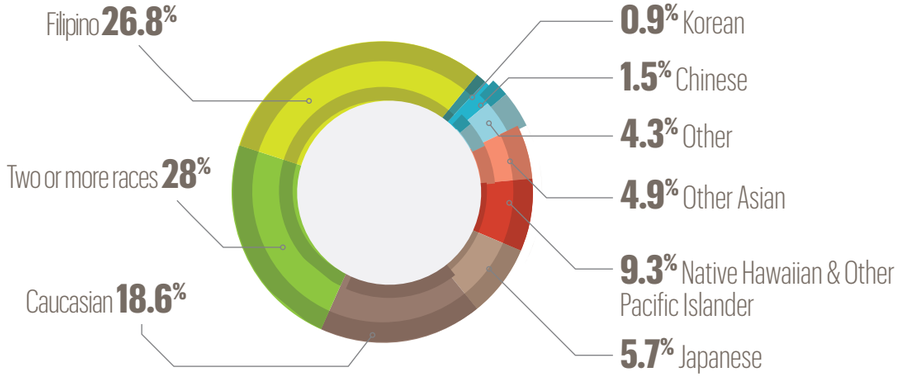
EDUCATION:
High school – 30.1%
Some college – 26.1%
Associate's degree – 11.6%
Bachelor's degree – 17.5%
Graduate degree – 6.6%

Source: 2010 U.S. Census



KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census



Residential Continued

TWO PATHS TO HOMEOWNERSHIP



Ka‘ulu by Gentry, pictured, and Ka‘uluokaha‘i offer two distinct paths to homeownership for West O‘ahu families.

PHOTO COURTESY OF GENTRY

Construction and new home deliveries continue at both Ka‘ulu by Gentry and Ka‘uluokaha‘i, developed in partnership with the Department of Hawaiian Home Lands. Ka‘ulu is a master-planned neighborhood that includes nearly 400 single-family and multi-family residences; prices begin at $610,000 for a two-bedroom, two-bath home, and $685,000 for a three-bedroom, two-bath home.

The latest phase of the 650-unit Ka‘uluokaha‘i is Ka‘uluokaha‘i II-C, which includes 115 homes designed by WhiteSpace Architects and built by Gentry. Beneficiaries can choose from four move-in-ready floor plans ranging from a 950-square-foot, two-bedroom home to a 1,750-square-foot, five-bedroom design. Each home includes a two-car garage and customizable features, including backyard lānai upgrades.

INDUSTRIAL

West O‘ahu is a major hub for industry, logistics, and the businesses that keep Hawai‘i moving. At Kapolei Harborside, new warehouse space and infrastructure improvements are laying the groundwork for future industrial growth, while a proposed 2.8-million-square-foot Amazon fulfillment center could bring more than 1,000 jobs and reshape how goods reach Hawai‘i. In Kalaeloa, 95% of Hunt Companies Hawai‘i’s industrial and commercial properties are leased with new businesses joining a growing community of companies serving construction, landscaping, infrastructure, and other essential industries. Meanwhile, Royal Kunia Business Park comes together as a new 123-acre industrial and commercial center.

THE FUTURE OF FULFILLMENT

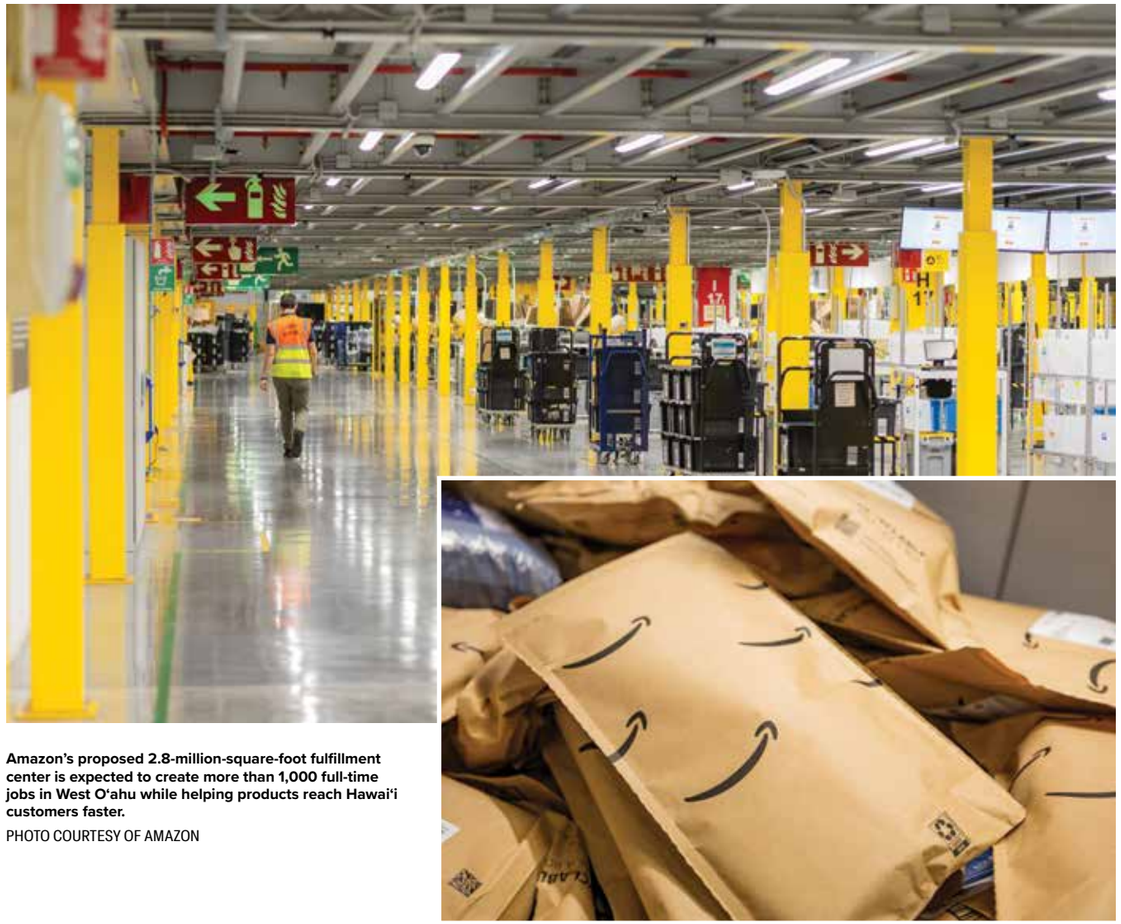


PHOTO COURTESY OF AMAZON

Order a product from Amazon.com and the process feels almost instantaneous: A couple clicks online, and a package is on its way. While some items now arrive the next day on O‘ahu, behind the scenes most orders begin thousands of miles away, traveling from Amazon fulfillment centers in Southern California to Hawai‘i.

This may soon change, thanks to a new proposed Amazon fulfillment center at Kapolei Harborside. The world’s largest online retailer is seeking approvals to build a 2.8-million-square-foot facility to store products on-island rather than on the continental U.S. This development represents a more than $600 million private investment. If approved, it would become one of the largest industrial projects in West O‘ahu history.

More than just another warehouse, this proposed fulfillment center would become the backbone of Amazon’s Hawai‘i distribution network. Everything from household essentials to popular local products could be stocked and ready to go on O‘ahu. This would allow for faster delivery times and a wider selection of goods tailored to Hawai‘i consumers.



Amazon’s proposed 2.8-million-square-foot fulfillment center is expected to create more than 1,000 full-time jobs in West O‘ahu while helping products reach Hawai‘i customers faster.

PHOTO COURTESY OF AMAZON

Besides the benefits of receiving products quicker, the facility is also expected to create more than 1,000 full-time jobs, with hiring efforts including communities including Kapolei, ‘Ewa Beach, Waipahu, Makakilo, Nānākuli, and Wai‘anae. According to Amazon, the company plans to prioritize local workforce development, building on educational partnerships already in place with the University of Hawai‘i–West O‘ahu and Honolulu Community College.

“One of the things that people are not happy about is when corporations come over and hire workers from the mainland,” said Amazon senior economic development manager Stephen Maduli-Williams at a recent community presentation. “Our goal was to hire as many local residents as possible.”

Through Amazon’s Career Choice program, eligible employees can receive prepaid tuition assistance for certificates, associate and bachelor’s degree programs in fields such as nursing, IT, logistics, and skilled trades as soon as their first day of employment. The goal is not only to prepare employees for careers within Amazon, according to Maduli-Williams, but also to help build up Hawai‘i’s skilled workforce in technology, healthcare, and beyond.

Amazon’s proposed facility also includes sustainability features including rooftop solar, low-flow water fixtures, landscaping with native plants, and plans to support electric delivery vans. Maduli-Williams says Amazon intends to continue investing in the Leeward coast through partnerships focused on youth organizations, food insecurity, and community programming.

For now, the project remains in the City’s review process as Amazon seeks approval to build higher than the site’s current zoning allows on the 49-acre property. Upon approval, construction is expected to take about two years before the facility begins operations. Amazon’s fulfillment center could change where Hawai‘i’s packages come from as well as reshape where (and how) hundreds of West O‘ahu residents build their careers.

MAKING ROOM FOR LOCAL BUSINESS



Royal Kunia Business Park celebrated its groundbreaking April 23, 2026. The 123-acre mixed-use development will combine light-industrial space with commercial and retail opportunities.
PHOTO COURTESY OF JUPITER HOLDINGS LLC & TLC PR

Construction is moving forward at Royal Kunia Business Park, a new 123-acre business and industrial development in Central O‘ahu. The project was acquired in 2021 by an affiliate of Jupiter Holdings LLC, a private investment firm that has developed and invested in commercial properties in Hawai‘i and nationwide.

The first phase, which encompasses 37 acres, is now about halfway through construction, according to Garrett Beck, a partner at Jupiter Holdings. Grading and drainage work is nearing completion, with roadway and utility improvements next. Phase 1A is expected to reach finished condition next summer.

“It’s the first large-scale industrial development east of Kunia in the last two decades or so,” Beck says. “And then you couple that with sort of the elevated nature of the park, out of the flood zone,” along with views stretching from Diamond Head to West O‘ahu.

Located just minutes from the Kunia Road H-1 interchange, Royal Kunia Business Park offers access to both east- and westbound traffic as well as routes to the North Shore. Its location also puts businesses within convenient reach of Honolulu and Kapolei. The development includes I-1 light-industrial zoning and flexibility for uses such as warehousing and self-storage. Plus 20 acres of B-2 commercial land that could accommodate retail and potentially mixed-use development.

For Beck, one of the project’s biggest advantages is ownership: “It’s a place where local businesses can own their land and be able to support the island and the state for decades to come.”

THE NEXT PHASE OF GROWTH

Kapolei Harborside, the James Campbell Company’s 360-acre master planned industrial and logistics park, continues to advance.

Harborside Building I was delivered and leased in 2024. Construction on Harborside Building II was completed in October 2026. This roughly 90,400-square-foot warehouse, designed to accommodate one or two tenants, is currently in lease discussions with several interested parties. “With the building’s shell complete, the vision is coming to life and we’re looking forward to securing quality tenants very soon,” says Kellie Caswell, development and construction manager for James Campbell Company.

Meanwhile, Harborside Building III has entered the permitting stage. Caswell says the project has been submitted for its Special Assignment Inspection (SAI), a key step before obtaining a building permit. The company hopes to receive SAI approval by the end of the year and potentially begin construction in 2027 on the 100,000 square-foot Class A industrial building.



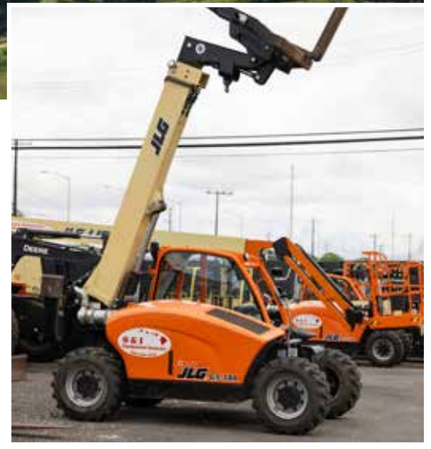
PHOTO COURTESY OF JAMES CAMPBELL COMPANY LLC

Beyond individual buildings, James Campbell Company is also preparing the next phase of Harborside infrastructure improvements “This includes all the utilities—water, power, sewer, drain, and roadways,” Caswell says. These improvements would open up approximately 50 additional acres for future industrial development, creating space for subsequent buildings as market demand continues to grow.

The combination of new warehouse space and increased infrastructure positions Harborside for its next stage of growth, supporting West O‘ahu’s role as one of Hawai‘i’s biggest industrial and logistics centers.







TOP: An aerial view of Kalaeloa Town (formerly Naval Air Station Barbers Point), where Hunt Companies Hawai'i's industrial and commercial properties are now 95% leased.

RIGHT: SiteOne Landscape Supply opened its first O'ahu branch at Kalaeloa Town in October 2025.

PHOTOS COURTESY OF HUNT COMPANIES HAWAI'I

BEHIND THE SCENES, BUSINESS IS BOOMING

Many know Kalaeloa for its wide-open roads, former military buildings, and growing neighborhoods. But behind the scenes, the area is quickly developing into one of West O'ahu's busiest centers for industrial and commercial businesses.

Hunt Companies Hawai'i, which is redeveloping Kalaeloa Town, reports its industrial and commercial properties are now 95% leased. It's a sign that more companies are choosing the west side as a place to grow. With nearly 4.3 million industrial outdoor space (IOS) and more than 360,000 square feet of building space, Kalaeloa Town supports businesses that keep construction projects, infrastructure, and other essential services moving across the island.

"New leases and renewals reflect long-term commitments that speak to the strength of Kalaeloa Town's tenant community and the value of our ongoing partnerships with local businesses," says Hunt asset manager Kathleen Iriarte.

Among Kalaeloa Town's newest tenants is SiteOne Landscape Supply, the nation's largest wholesale distributor of landscape supplies, which celebrated the grand opening of its first O'ahu branch last October. The 16,000-square-foot facility serves landscape professionals with irrigation, drainage, lighting, natural stone, and other specialty products.

In November 2025, Hunt also welcomed S&I Equipment Rentals, a locally owned company that consolidated its operations into a new Kalaeloa Town location featuring 65,000 square feet of IOS and 4,000 square feet of warehouse space. Founded on Maui in 2023, S&I played a key role in Lahaina's recovery after the wildfires by supplying heavy equipment used to build hundreds of temporary housing for displaced residents.

Today, S&I joins established tenants including Servco Pacific, Swinerton, Island Mechanical Corporation, and Global Specialty Contractors. These businesses are helping to shape a different side of Kalaeloa that may be less visible to passersby but is essential to the local economy. As redevelopment continues, this former naval air station is evolving into a place where businesses can expand their operations while helping to power West O'ahu's future.

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INFRASTRUCTURE

Infrastructure in West O'ahu continues to evolve, creating better connections between communities, businesses, and destinations across the island. Skyline has entered its next phase, with construction underway on the extension toward downtown Honolulu while new station improvements prepare for growing ridership. The Kalaeloa Barbers Point Harbor Access Road is also moving along as a new route between H-1, Campbell Industrial Park, and Kalaeloa Harbor to improve freight and industrial access. Closer to Kapolei's residential and commercial areas, Phase 3 of the Kapolei Interchange is nearing completion, which will add a new eastbound H-1 offramp to Kapolei Parkway.

AN EXPANDING SKYLINE



As ridership continues to increase, Skyline now connects East Kapolei to the Kalihi Transit Center and recorded more than 300,000 rides in both May and June. Construction continues toward downtown Honolulu.
PHOTOS COURTESY OF HART

Three years after Honolulu's rail system first welcomed passengers, Skyline has entered a new phase. Service now extends from East Kapolei to the Kalihi Transit Center—including stops at Pearl Harbor, the Daniel K. Inouye International Airport, and Lagoon Drive—and ridership is growing too. Both May and June saw more than 300,000 rides this year. Now, the focus is shifting from opening new stations to extending the line into downtown Honolulu.

One of the year's largest construction milestones happened this past March, when the Honolulu Authority for Rapid Transportation (HART) completed the first guideway column for Segment 3, the portion of Skyline that will connect Kalihi Transit Center to the Civic Center Station in Kaka'ako. Located near the intersection of Nimitz Highway and Fort Street, this massive concrete column is the first of 148 that will eventually support the elevated guideway along Nimitz Highway.

"Over the coming months, the public will start to see more columns in the downtown and Iwilei areas, and eventually, by the middle of next year, sections of elevated guideway," said HART Executive Director and CEO Lori Kahikina in March.

This summer, HART completed utility relocation work across downtown Honolulu, moving water, sewer, drainage, electrical, communications, and gas infrastructure along portions of Nimitz Highway, Ka'aahi, and Halekauwila Streets. This milestone clears the way for continued construction of Skyline's columns and guideway as well as future stations. Additional utility work along Dillingham Boulevard is expected to wrap up by the end of 2026.

Meanwhile, improvements continue for riders on the west side. HART has begun the process of adding a new makai-side entrance to Pouhala (Waipahu Transit Center) Station. This will provide a safer and more direct connection across Farrington Highway as well as new pedestrian access, bicycle parking, and lighting features.

Looking ahead, HART is also planning several projects to support Skyline's growing ridership, such as new park-and-ride facilities at East Kapolei and UH West O'ahu stations. A future Pearl Highlands Transit Center and Ramp will improve connections between Skyline, TheBus, and commuter parking. Construction of Segment 3 is expected to continue through 2030, with passenger service to Civic Center anticipated to begin before 2032.

CLEARING THE WAY



Construction continues on the 4,300-foot Kalaeloa Barbers Point Harbor Access Road, which will create a direct route between H-1, Campbell Industrial Park and Kalaeloa Harbor.
PHOTO COURTESY OF JAMES CAMPBELL COMPANY LLC

Construction continues on the Kalaeloa Barbers Point Harbor Access Road, a key transportation project designed to improve access between H-1, Campbell Industrial Park, and Kalaeloa Harbor. This 4,300-foot roadway will eventually provide a secondary access route into the harbor and Campbell Industrial Park, easing traffic on local roads.

The project is being constructed in phases, with the first two of five phases now complete. Paradigm Construction is expected to complete the latest phase of Harbor Access Road this year, according to Kellie Caswell, development and construction manager for the James Campbell Company. Phase 2, which will extend the access road to Kalaeloa Barbers Point Harbor, will be constructed by Goodfellow Bros., and broke ground in August 2026.

Meanwhile, progress continues over the remaining section that crosses the former railroad corridor. "We're constructing the portions of the road that we can," says Caswell. "We're still working with the state to finish the project."

Once fully completed, Harbor Access Road will connect with the Kapolei Interchange, creating a direct route between the highway and the harbor, supporting industrial growth in the area.

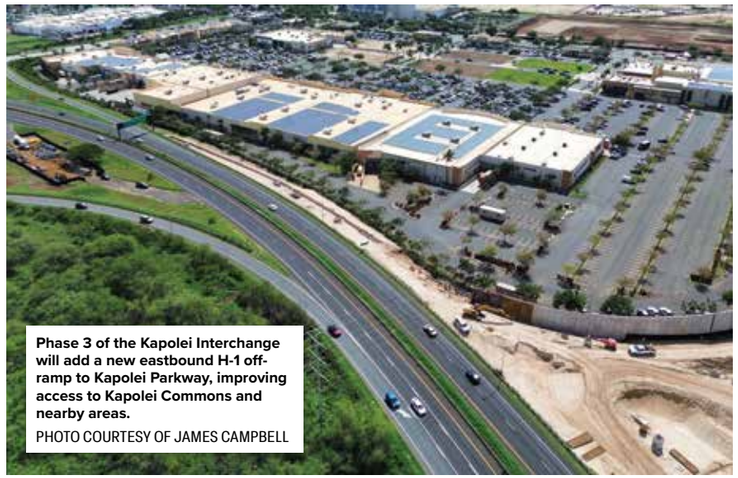


COMPLETING THE CONNECTION

The Kapolei Interchange Project is moving towards completion as work progresses on Phase 3, the final stage of the long-planned freeway improvement designed to enhance access to some of West O‘ahu’s biggest residential and commercial districts.

Located along the H-1 corridor, the interchange has been built in phases over nearly two decades. Phase 1, completed in 2010, created a westbound off-ramp to Wakea Street. In 2020, Phase 2 added a loop ramp, improved turning lanes, and upgraded signalization to better accommodate increasing traffic on the west side.

Phase 3 will complete the interchange by adding a new eastbound off-ramp from H-1 to Kapolei Parkway, allowing drivers to access destinations such as Kapolei Commons without routing through Wakea Street or other local intersections. Altogether, these projects will improve traffic circulation and provide much-needed relief to area commuters.



Phase 3 of the Kapolei Interchange will add a new eastbound H-1 off-ramp to Kapolei Parkway, improving access to Kapolei Commons and nearby areas.
PHOTO COURTESY OF JAMES CAMPBELL

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Leading the Kroc Center in West O‘ahu is the latest chapter in a life devoted to serving others for Majors Darren and Mary Norton.

Darren, who was born in London, grew up attending The Salvation Army church with his parents. As a teenager, he began feeling a call to “serve others through leadership in the Salvation Army,” he says. Mary, born in Glendale, was raised primarily in Oregon and Idaho. After graduating from Boise State University’s nursing program, she worked as a registered nurse before becoming a Salvation Army officer.

Their paths crossed when Darren, then 21 and attending university in England, came to the U.S. for the first time as a counselor at a Salvation Army children’s camp in Portland, Oregon. Mary was working as the camp’s nurse. “We ended up getting married,” says Darren. “We believe the Lord had kind of brought us together.”

Together, the Nortons served communities in Oregon and throughout California as officers, before arriving in West O‘ahu a little more than a year ago. What has stood out most to them is the culture. “Just the warmth,” Darren says. “Hugging and a genuine sense of ‘ohana and honor for the elderly, for the kūpuna.”

One example is Momi, a senior who began coming to the Kroc Center for exercise after her husband died. She soon found a circle of friends, became involved with the church, and began volunteering. For Darren, Momi’s experience—and others like her—captures what the Kroc Center is about.

> “We want to make sure that every person is given an opportunity to just explore who they are and to make those connections and to find faith and belonging and purpose in life.”

“We want to make sure that every person is given an opportunity to just explore who they are and to make those connections and to find faith and belonging and purpose in life,” Darren says. As West O‘ahu continues to grow, the Nortons are looking ahead to how the Kroc Center can grow with it.

“At the end of the day, it’s one life at a time.”

COMMUNITY



ABOVE AND RIGHT: Hālau Hula ‘O Hokulani hosted their May Day celebration on Saturday, May 2 in Center Court! More than 350 dancers from all 16 of the hālau’s classes shared stories that have been passed down, cherished and brought to life through every movement.
PHOTO COURTESY OF KA MAKANA ALI’I







T&C Surf and the Eddie Aikau Foundation hosted an exclusive meet-and-greet on Jan. 17, 2026, bringing fans together with invitees and alternates of the prestigious Rip Curl Eddie Aikau Big Wave Invitational to celebrate Eddie’s enduring legacy and the true spirit of aloha. PHOTO COURTESY OF KA MAKANA ALI’I



Ka Makana Ali‘i hosted the first-ever Aloha Kendama Tournament with Thinker Toys on Sunday, August 2, 2026 in Center Court. –
PHOTO COURTESY OF KA MAKANA ALI’I





LEFT: Springtime smiles at Kapolei Shopping Center! A young guest shows off her bunny ears while getting an up-close look at a beautiful monarch butterfly during the Bunnies, Bubbles & Butterflies celebration. The free family-friendly event brought keiki and families together for a fun-filled day of spring activities.
PHOTO CREDIT: TINA MAHINA

BELOW: Celebrating Chinese New Year at Kapolei Shopping Center with an exciting traditional lion dance performance. The high-energy demonstration delighted the crowd while sharing the color, culture and traditions of the Lunar New Year with the Kapolei community.
PHOTO CREDIT: AMY HAMMOND



Kapolei Commons welcomed more than 6,000 keiki and families to its 11th Annual Touch a Truck, presented by Kaiser Permanente, on March 7, 2026. Guests explored an exciting lineup of vehicles and met the people who build, protect and serve communities across O'ahu.
PHOTO CREDIT: KAPOLEI COMMONS







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The Wai Kai Surf League brings competitive surfing to the Wai Kai Wave, giving local and visiting surfers the opportunity to showcase their skills in a high-energy setting. The series brings together athletes, spectators, families, and the surf community for an exciting day of competition at Wai Kai.
PHOTO CREDIT: WAI KAI





Wai Kai's weekly Thursday Night Market brings the community together for an evening of local food, shopping, entertainment, and fun along the waterfront. Featuring local vendors, small businesses, ono eats, and live entertainment, the market has become a recurring gathering place for West O'ahu families and visitors.
PHOTO CREDIT: WAI KAI

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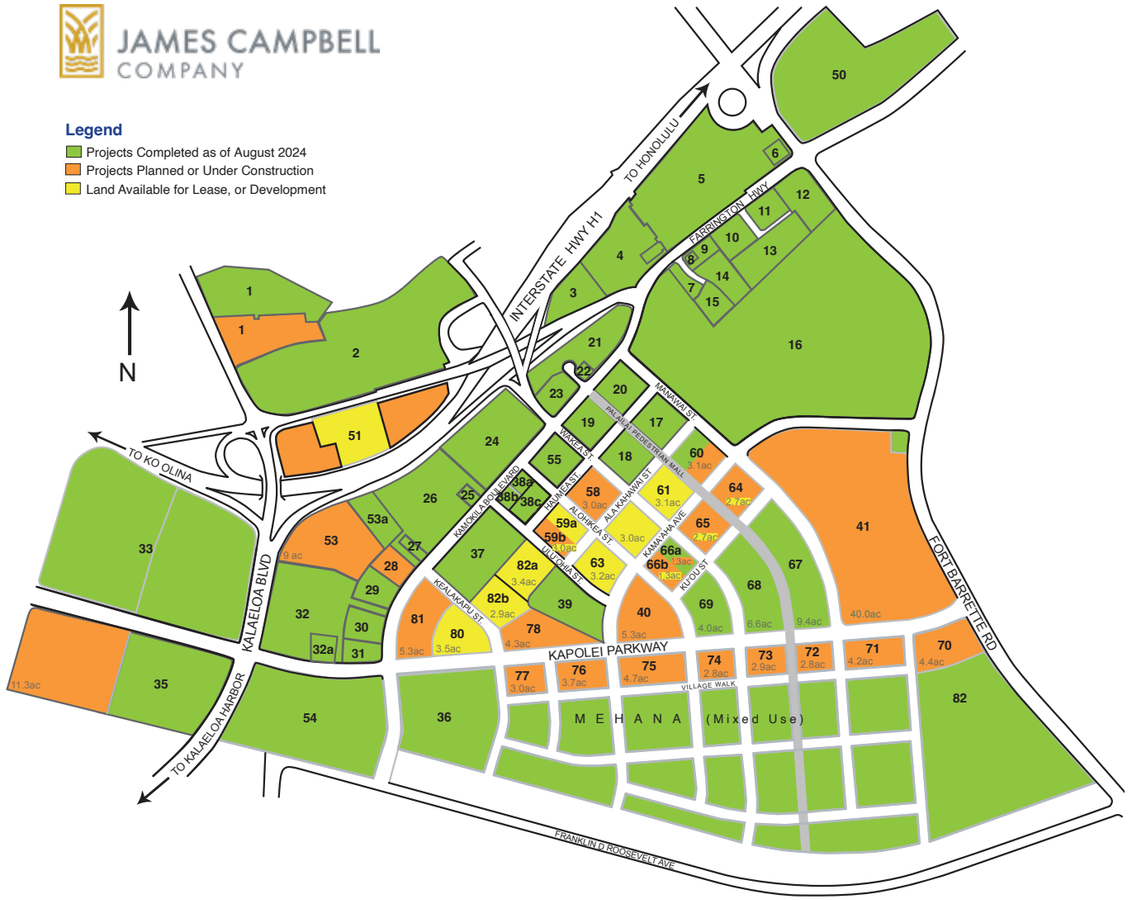
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1	Kapolei Teleport	**23**	Zippy's		- First Hawaiian Bank
2	Wet'n'Wild Hawai'i	**24**	Kapolei Entertainment Ctr.		- HomeWorld
3	Extra Space Storage	**25**	Central Pacific Bank		- Embassy Suites
4	Marketplace at Kapolei	**26**	500 Kamokila Boulevard Retail		- National Kidney Foundation
5	Kapolei Shopping Center	**27**	Wendy's		- QLT Children's Center
6	Chili's Restaurant	**28**	Texaco		- St. Jude Catholic Church
7	Kapolei Park Square	**29**	New Hope Leeward		- Marriot Residence Inn
8	Burger King	**30**	Kapolei Parkway Shops	**50**	Walmart / Kealanani Plaza
9	Kapolei Park Plaza	**31**	Outback Steak House	**51**	Mokulani at Kapolei
10	Halekuai Center	**32**	Home Depot		- MINI Hawai'i Kapolei
11	Shell Commercial Center	**32a**	McDonald's		- Carwash 808
12	Kapolei Medical Park	**33**	Kapolei Commons		- New City Nissan
13	Ka Punawai Ola (Skilled Nursing)	**35**	Honolulu Star-Advertiser	**53**	Future Retail Development
14	StorSecure Self Storage	**36**	Ronald T.Y. Moon Kapolei Judiciary Complex	**53a**	Hawai'i Self Storage
15	Kapolei Seagull School	**37**	Kakuhihewa State OfficeBuilding	**54**	Costco
16	Kapolei Regional Park	**38a**	Assagio/Pho One	**55**	Crossroads at Kapolei
17	Kapolei Regional Library	**38b**	Kalapawai Cafe	**56**	- Kalapawai Market
18	Island Pacific Academy	**38c**	Chuck E Cheese		- Chuck E. Cheese's
19	Bank of Hawai'i	**39**	Kapolei Hale City Office Building	**58**	Hale Moena Apartments / Mixed Use
20	Campbell Square	**40**	City Transit Hub	**59b**	Future Aloha Federal Credit Union
21	Kapolei Regional Police Station	**41**	Leihano	**60**	-Kapolei Pacific Center
22	7-Eleven		- Ilima at Leihano		- Cole Academy
					- Social Security Admin.
				61	Future Mixed Use Development
				62	Future Mixed Use Development
				63	Future Mixed Use Development
				64	Future Mixed Use Development
				65	Future Mixed Use Development
				66a	American Savings Bank
				66b	Future Mixed Use Development
				67	Residential — Kapolei Lofts
				68	Residential — Kapolei Lofts
				69	Kapolei Village Center (Foodland)
				71-73	Kapolei Parkway housing project (Kobayashi - City & County)
				80	Future Mixed Use Development
				81	Kaiser Permanente Kapolei
				82a	Future Mixed Use Development
				82b	Future Mixed Use Development
				83	Ho'okele Elementary

Working for West O'ahu Businesses









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